

圖例 NOTATION			
ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	商業	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP A)	住宅 (甲類)	ELEVATED ROAD	高架道路
RESIDENTIAL (GROUP B)	住宅 (乙類)		
RESIDENTIAL (GROUP C)	住宅 (丙類)		
VILLAGE TYPE DEVELOPMENT	鄉村式發展	MISCELLANEOUS	其他
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
OPEN SPACE	休憩用地	BOUNDARY OF COUNTRY PARK	郊野公園界線
OTHER SPECIFIED USES	其他指定用途	PETROL FILLING STATION	加油站
GREEN BELT	綠化地帶		
COUNTRY PARK	郊野公園		

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.24	0.06	商業
RESIDENTIAL (GROUP A)	32.05	7.76	住宅 (甲類)
RESIDENTIAL (GROUP B)	12.46	3.02	住宅 (乙類)
RESIDENTIAL (GROUP C)	45.18	10.94	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	2.82	0.63	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	62.25	15.07	政府、機構或社區
OPEN SPACE	21.79	5.28	休憩用地
OTHER SPECIFIED USES	34.58	8.37	其他指定用途
GREEN BELT	123.30	29.86	綠化地帶
COUNTRY PARK	52.48	12.71	郊野公園
MAJOR ROAD ETC.	26.07	6.31	主要道路等
TOTAL PLANNING SCHEME AREA	413.02	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2021年1月5日 核准城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
5 JANUARY 2021

香港城市規劃委員會依據城市規劃條例擬備的薄扶林(港島規劃區第10區)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 10 - POK FU LAM - OUTLINE ZONING PLAN

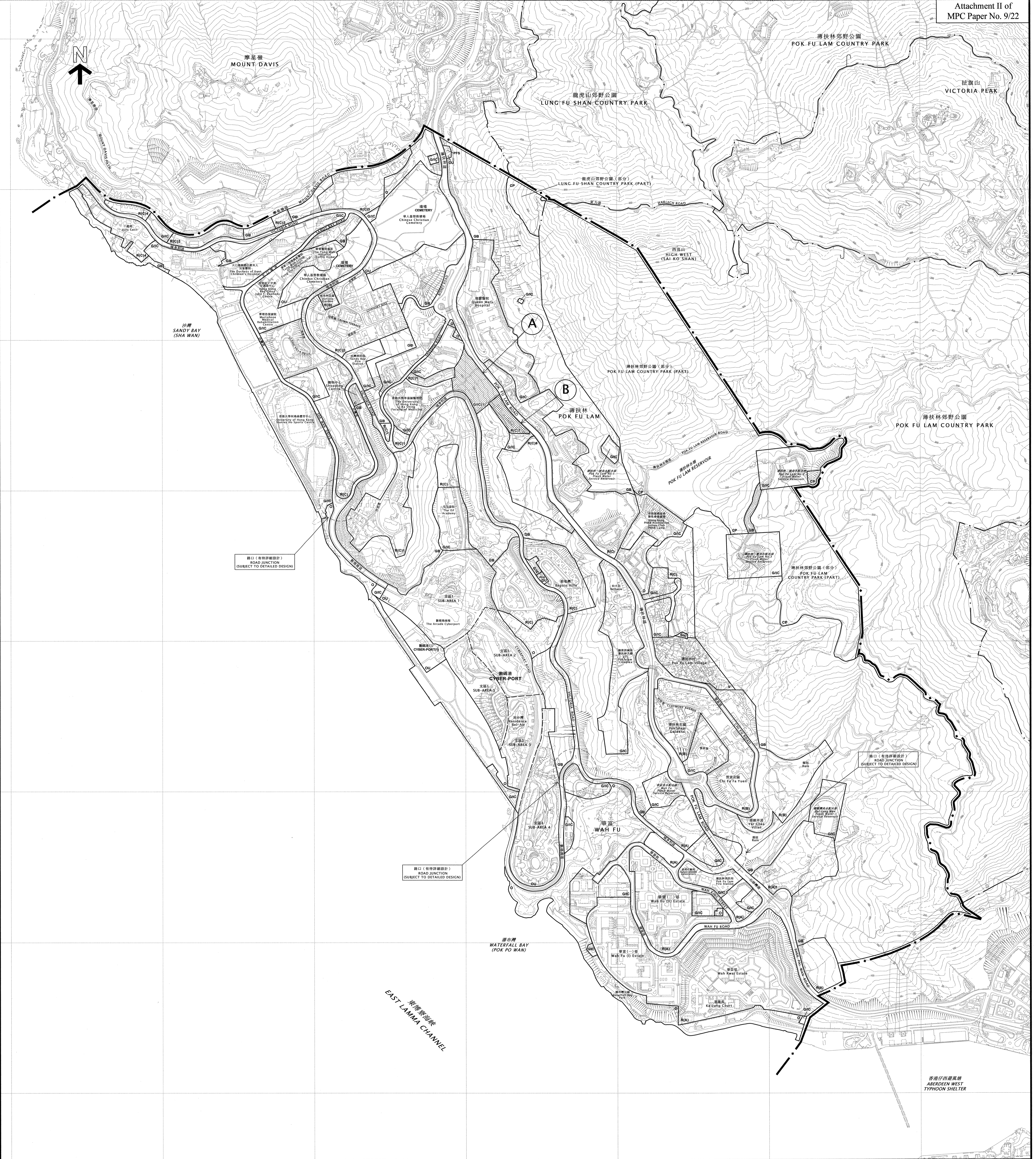
Signed Ms Wendy LEUNG 梁麗儀女士 簽署  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

SCALE 1:5000 比例尺

0 100 200 300 400 500 600 700 800 METRES M

規劃署副城市規劃委員會指示圖  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H10/19



圖例 NOTATION				土地用途及面積一覽表 SCHEDULE OF USES AND AREAS				夾附的《註釋》屬這份圖則的一部分， 現經修訂並按照城市規劃條例第 5 條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	
ZONES	地帶	COMMUNICATIONS	交通	USES	大約面積及百分比 APPROXIMATE AREA & % 公頃      百分比 HECTARES      %		用途		
COMMERCIAL	C	商業	MAJOR ROAD AND JUNCTION	主要道路及路口	COMMERCIAL	0.24	0.06	商業	核准圖編號    S / H 1 0 / 1 9    的修訂 AMENDMENTS TO APPROVED PLAN No. S/H10/19  AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE  AMENDMENT ITEM A AMENDMENT ITEM B  ( 參看附表 ) (SEE ATTACHED SCHEDULE)
RESIDENTIAL (GROUP A)	R(A)	住宅 ( 甲類 )	ELEVATED ROAD	高架道路	RESIDENTIAL (GROUP A)	32.05	7.76	住宅 ( 甲類 )	
RESIDENTIAL (GROUP B)	R(B)	住宅 ( 乙類 )			RESIDENTIAL (GROUP B)	12.46	3.02	住宅 ( 乙類 )	
RESIDENTIAL (GROUP C)	R(C)	住宅 ( 丙類 )			RESIDENTIAL (GROUP C)	45.83	11.10	住宅 ( 丙類 )	
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展	MISCELLANEOUS	其他	VILLAGE TYPE DEVELOPMENT	2.62	0.63	鄉村式發展	
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區	BOUNDARY OF PLANNING SCHEME	規劃範圍界線	GOVERNMENT, INSTITUTION OR COMMUNITY	63.24	15.31	政府、機構或社區	
OPEN SPACE	O	休憩用地	BOUNDARY OF COUNTRY PARK	郊野公園界線	OPEN SPACE	21.79	5.28	休憩用地	
OTHER SPECIFIED USES	OU	其他指定用途	PETROL FILLING STATION	加油站	OTHER SPECIFIED USES	34.58	8.37	其他指定用途	
GREEN BELT	GB	綠化地帶			GREEN BELT	121.66	29.46	綠化地帶	
COUNTRY PARK	CP	郊野公園			COUNTRY PARK	52.48	12.71	郊野公園	
					MAJOR ROAD ETC.	26.07	6.30	主要道路等	
					TOTAL PLANNING SCHEME AREA	413.02	100.00	規劃範圍總面積	

香港城市規劃委員會依據城市規劃條例擬備的薄扶林（港島規劃區第 10 區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 10 - POK FU LAM - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺  
METRES 100 0 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H10/19A

**HONG KONG PLANNING AREA NO. 10**

**APPROVED DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/19A**

(Being an ~~Approved~~ a *Draft* Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means-
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
  - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**HONG KONG PLANNING AREA NO. 10**

**APPROVED-DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/19A**

**Schedule of Uses**

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP A)	2
RESIDENTIAL (GROUP B)	4
RESIDENTIAL (GROUP C)	6
VILLAGE TYPE DEVELOPMENT	10
GOVERNMENT, INSTITUTION OR COMMUNITY	12
OPEN SPACE	134
OTHER SPECIFIED USES	145
GREEN BELT	223
COUNTRY PARK	234

**COMMERCIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place Government Use (Post Office only) Public Clinic Shop and Services	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use

**Planning Intention**

This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving local residents in the immediate neighbourhood.

**Remarks**

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys and a maximum plot ratio of 2.25.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)1" only) Residential Institution School (in free-standing purpose- designed building only) Social Welfare Facility Utility Installation for Private Project</p>	<p>Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre</p>

(Please see next page)

**RESIDENTIAL (GROUP A)** (cont'd)

---

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

---

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

**Planning Intention**

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

**Planning Intention**

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP B)** (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater:

<u>Height - No. of Storeys Used for Domestic Purposes</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage (%)</u>
3 or below	1.65	55
4	1.80	45
5	2.00	40
6	2.10	35
7	2.10	30
8	2.40	30
9	2.70	30
10	2.75	27.5
11	3.03	27.5
12	3.30	27.5
13	3.25	25
14	3.50	25
15	3.75	25
16	4.00	25
17	4.25	25
18	4.50	25
19	4.75	25
20 or more	5.00	25

- (2) In determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP C)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

**Planning Intention**

This zone is intended primarily for low to medium-rise and low to medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP C)** (cont'd)

Remarks

- (1) *For "R(C)" zone and all sub-areas in "R(C)" zone, except sub-area "R(C)7", No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, plot ratio and site coverage specified below:*

- (a) the maximum height of any building within each sub-area of the zone shall be limited to that specified below or the height of the existing building, whichever is the greater :

<u>Sub-area</u>	<u>Restrictions</u>
R(C)1	Maximum 3 storeys including carports and maximum building height of 10.67m.
R(C)2	Maximum 3 storeys (including roof-top structures except such structure as is necessary for the provision of a lift machine room, water tank and stairhood) above 1 storey of carports and maximum building height of 17.22m (including roof-top structures) measured from the existing mean formation level of the existing lot(s) or building(s).
R(C)3	Maximum 3 storeys including carports.
R(C)4	Maximum 6 storeys in addition to 1 storey of carports.
R(C)6	Maximum 12 storeys in addition to 1 storey of carports and maximum building height of 137 metres above Principal Datum.

(Please see next page)

**RESIDENTIAL (GROUP C)** (cont'd)

Remarks (cont'd)

- (b) the maximum plot ratio and site coverage shall be limited to that specified in the following table or the plot ratio and site coverage of the existing building, whichever is the greater :

<u>Height - No. of Storeys Used for Domestic Purposes</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage (%)</u>
2 and below	0.60	30
3	0.75	25
4	0.90	22.5
5	1.00	20
6	1.20	20
7	1.40	20
8	1.40	17.5
9	1.58	17.5
10	1.75	17.5
11	1.93	17.5
12	2.10	17.5
13	1.95	15
14	2.10	15
15	2.25	15
16	2.40	15
17	2.55	15
18	2.70	15
19	2.85	15
20 or more	3.00	15

- (2) *For sub-area "R(C)7", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.9 and a maximum building height of 151 metres above Principal Datum, or the plot ratio and height of existing building, whichever is the greater.*
- (3) *For any new development or redevelopment of an existing building at sub-area "R(C)7", a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:*
- (i) *the proposed land use(s), and the form, disposition and heights of all buildings (including structures) to be erected on the site;*
  - (ii) *the proposed total gross floor area for various uses and facilities;*

(Please see next page)

**RESIDENTIAL (GROUP C) (cont'd)**

**Remarks (cont'd)**

- (iii) *an environmental assessment report to examine any possible environmental problems in terms of air quality and traffic noise that may be caused to the proposed development and the proposed mitigation measures to tackle them;*
  - (iv) *a sewerage impact assessment report to examine any sewerage problem that may be caused by the proposed development and the proposed mitigation measures to tackle them; and*
  - (v) *such other information as may be required by the Town Planning Board.*
- (24) For "R(C)" zone and all sub-areas in "R(C)" zone, except sub-area "R(C)2", in determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (35) For sub-area "R(C)2", in determining the maximum plot ratio and site coverage for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculations, although they may be excluded upon application to the Town Planning Board under section 16 of the Town Planning Ordinance.
- (46) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (1) **and** (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**VILLAGE TYPE DEVELOPMENT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House	Government Refuse Collection Point
Religious Institution	Government Use (not elsewhere specified) #
(Ancestral Hall only)	Institutional Use (not elsewhere specified) #
Rural Committee/Village Office	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park
	(excluding container vehicle)
	Religious Institution
	(not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

In addition, the following uses are always  
permitted on the ground floor of a house:

Eating Place  
Library  
School  
Shop and Services

**Planning Intention**

The planning intention of this zone is primarily for the provision of land for the retention of existing villages. Selected commercial and community uses serving the needs of the villagers are always permitted on the ground floor of a house. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

**VILLAGE TYPE DEVELOPMENT** (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Library	Off-course Betting Centre
Market	Office
Pier	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services (not elsewhere specified)
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

**Planning Intention**

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)**

**Remarks**

- (1) *On land designated "Government, Institution or Community (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 164 metres above Principal Datum, or the height of the existing building, whichever is the greater.*
- (2) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restriction on building height, as stated in paragraph (1) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**OPEN SPACE**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Barbecue Spot
Bathing Beach	Cable Car Route and Terminal Building
Field Study/Education/Visitor Centre	Eating Place
Park and Garden	Government Refuse Collection Point
Pavilion	Government Use (not elsewhere specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Playground/Playing Field	Pier
Promenade	Place of Entertainment
Public Convenience	Place of Recreation, Sports or Culture
Sitting Out Area	Private Club
Zoo	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

**Planning Intention**

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

**OTHER SPECIFIED USES**

---

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

---

For "Cemetery" Only

Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use	Religious Institution
Grave	Shop and Services (Retail Shop only)
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for cemetery and its ancillary facilities.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Cyber-Port" Only

Ambulance Depot  
Broadcasting, Television and/or Film Studio  
Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Flat  
Government Refuse Collection Point  
Government Use (not elsewhere specified)  
Hotel  
House  
Information Technology and  
Telecommunications Industries  
Mass Transit Railway Vent Shaft and/or  
Other Structure above Ground Level other  
than Entrances  
Off-course Betting Centre  
Office  
Petrol Filling Station  
Pier  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Promenade  
Public Clinic  
Public Convenience  
Public Transport Terminus or Station  
Public Utility Installation  
Public Vehicle Park (excluding container  
vehicle)  
Radar, Telecommunications Electronic  
Microwave Repeater, Television and/or  
Radio Transmitter Installation  
Refuse Disposal Installation  
Recyclable Collection Centre  
Religious Institution

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Cyber-Port" Only (cont'd)

Research, Design and Development Centre  
School  
Sewage Treatment/Screening Plant  
Shop and Services  
Social Welfare Facility  
Training Centre  
Utility Installation for Private Project

Planning Intention

This zone is primarily intended to establish a base for the clustering of creative information service business and related businesses with an extensively landscaped, high-quality living and working environment which blends in well with the surrounding neighbourhood.

Remarks

- (1) An applicant for permission for development on land designated "Other Specified Uses" annotated "Cyber-Port" shall include in the application the following information:-
- (i) the areas of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat sizes, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Cyber-Port" Only (cont'd)

Remarks (cont'd)

- (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, maximum number of storeys and maximum gross floor areas specified below:

<u>Sub-area</u>	<u>Restrictions</u>
1	Maximum 85 metres above Principal Datum in height and a maximum gross floor area of 92,500m <sup>2</sup> .
2	Maximum 85 metres above Principal Datum in height and a maximum gross floor area of 60,600m <sup>2</sup> .
3	Maximum 176 metres above Principal Datum in height and a maximum gross floor area of 160,900m <sup>2</sup> .
4	Maximum 189 metres above Principal Datum in height and a maximum gross floor area of 207,800m <sup>2</sup> .
5	Maximum 3 storeys (excluding carports and mechanical floor) and a maximum gross floor area of 14,800m <sup>2</sup> .

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Cyber-Port" Only (cont'd)

Remarks (cont'd)

- (3) In determining the relevant maximum gross floor areas for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters and utility installation for private project, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport interchange and Government, institution or community facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height, number of storeys and gross floor area restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For "Cyber-Port (1)" Only

Eating Place	Broadcasting, Television and/or Film Studio
Educational Institution	Flat
Exhibition or Convention Hall	Government Refuse Collection Point
Government Use (not elsewhere specified)	Hotel
Information Technology and Telecommunications Industries	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Institutional Use (not elsewhere specified)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Office	Residential Institution
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Research, Design and Development Centre	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services platform to attract technology companies and start-ups to set up their offices in Cyberport.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Cyber-Port (1)" Only (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 65 metres above Principal Datum and a maximum gross floor area of 66,000m<sup>2</sup>, or the height and gross floor area of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m<sup>2</sup> shall also be provided.
- (2) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) For any new development or redevelopment of an existing building, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan should include the following information:
  - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site;
  - (ii) the proposed total gross floor area for various uses and facilities;
  - (iii) the details and extent of parking, loading/unloading and public transport facilities, and open space to be provided within the site;
  - (iv) the landscape and urban design proposals within the site; and
  - (v) such other information as may be required by the Town Planning Board.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

---

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

---

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use  
Utility Installation not ancillary to the  
Specified Use

Planning Intention

This zone is primarily intended to provide/reserve land for purposes as specified on the plan.

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

**Planning Intention**

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**COUNTRY PARK**

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

**HONG KONG PLANNING AREA NO. 10**

**~~APPROVED~~DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/19A**

**EXPLANATORY STATEMENT**

**HONG KONG PLANNING AREA NO. 10**

**APPROVED DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/19A**

**EXPLANATORY STATEMENT**

<b><u>Contents</u></b>	<b><u>Page</u></b>
1. Introduction	1
2. Authority for the Plan and Procedures	1
3. Object of the Plan	3
4. Notes of the Plan	34
5. The Planning Scheme Area	4
6. Population	4
7. Land Use Zonings	
7.1 Commercial	45
7.2 Residential (Group A)	5
7.3 Residential (Group B)	6
7.4 Residential (Group C)	67
7.5 Village Type Development	7
7.6 Government, Institution or Community	78
7.7 Open Space	8
7.8 Other Specified Uses	89
7.9 Green Belt	910
7.10 Country Park	1011
8. Communications	1011
9. Utility Services	1112
10. Cultural Heritage	1112
11. Implementation	1213

## **HONG KONG PLANNING AREA NO. 10**

### **APPROVEDDRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/19A**

(Being ~~an~~*Approveda Draft* Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the ~~approved~~*draft* Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/19A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 28 February 1986, the draft Pok Fu Lam OZP No. S/H10/1, being the first statutory plan covering the Pok Fu Lam area, was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 29 November 1988, the then Governor in Council referred the draft Pok Fu Lam OZP No. S/H10/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 10 November 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as Plan No. S/H10/6. On 23 March 1999, the CE in C referred the approved OZP No. S/H10/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 14 April 1999, the Chief Executive under section 3(1)(a) of the Ordinance directed the Board to extend the planning scheme area boundary of the Pok Fu Lam OZP to cover two small portions of the seabed area of the East Lamma Channel.
- 2.5 On 14 December 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as Plan No. S/H10/8. On 10 October 2000, the CE in C referred the approved OZP No. S/H10/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect

the changing circumstances.

- 2.6 On 11 March 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/13. On 9 December 2003, the CE in C referred the approved OZP No. S/H10/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/15. On 17 October 2006, the CE in C referred the approved OZP No. S/H10/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 21 August 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/17. On 9 July 2019, the CE in C referred the approved Pok Fu Lam OZP No. S/H10/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the approved OZP was notified in the Gazette on 19 July 2019 under section 12(2) of the Ordinance.~~ ***The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.***
- 2.9 On 22 July 2019, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Pok Fu Lam OZP to cover an area to the south of Wah Kwai Estate and Ka Lung Court and to excise two sea areas along Sandy Bay and Waterfall Bay.
- ~~2.10 On 27 September 2019, the draft Pok Fu Lam OZP No. S/H10/18 incorporating amendments mainly to rezone a site adjacent to the Cyberport Arcade from an area mainly shown as 'Road' with minor portions within the "Other Specified Uses" annotated "Cyber Port" and "Open Space" zones to "Other Specified Uses" annotated "Cyber Port(1)" for Cyberport expansion, to delete the obsolete alignment of the proposed Route 7 and to make associated adjustments to the planning scheme boundary and zoning amendments was exhibited for public inspection under section 5 of the Ordinance. During the two-month plan exhibition period, a total of 780 valid representations were received. On 17 January 2020, the representations were published for three weeks for public comments and a total of 32 valid comments were received. After giving consideration to the representations and comments on 5 June 2020, the Board decided to partially meet some representations and propose amendment to the Notes of the draft OZP to incorporate the requirements relating to the submission of a layout plan for the "Other Specified Uses" annotated "Cyber Port(1)" zone. On 26 June 2020, the proposed amendment to the draft OZP was published under 6C(2) of the Ordinance. During the three-week publication period, a total of 15 valid further representations were received. Upon consideration of further representations on 25 September~~

~~2020, the Board decided to amend the draft OZP by the proposed amendment under section 6F(9) of the Ordinance. In accordance with section 6H of the Ordinance, the draft OZP should hereafter be read as including the above amendment.~~

~~2.11 On 30 July 2020, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the CE in C for approval for a period of six months.~~

~~2.12~~**10** On 5 January 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/19. On 15 January 2021, the approved Pok Fu Lam OZP No. S/H10/19 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. *On 12 April 2022, the CE in C referred the approved Pok Fu Lam OZP No. S/H10/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22 April 2022 under section 12(2) of the Ordinance.*

**2.11** *On XX XX 2022, the draft Pok Fu Lam OZP No. S/H10/20 (the Plan), incorporating amendments to rezone a site to the east of 3 Sassoon Road from "Green Belt" to "Government, Institution or Community (1)", and a site at 131 Pok Fu Lam Road from "Government, Institution or Community" to "Residential (Group C)7", was exhibited for public inspection under section 5 of the Ordinance.*

### **3. OBJECT OF THE PLAN**

3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be subject to statutory planning control.

3.2 The Plan is to illustrate the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Pok Fu Lam area and not to overload the road network in the area covered by the Pok Fu Lam Moratorium.

#### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

#### **5. THE PLANNING SCHEME AREA**

- 5.1 The Area, about 413 hectares in size, is situated on the western coast of Hong Kong Island. It is bounded by Mount Davis Road to the north and Pok Fu Lam Country Park to the east. To the west and south, it extends to the waterfront.
- 5.2 The Area is generally hilly, sloping from the east towards the sea in the west. It is punctuated by spurs and valleys with flat land at reclaimed areas currently developed as Stanley Ho Sports Centre, Cyberport and Wah Kwai Estate. The Area has been developed as a residential area with mainly low-density developments in the north and higher density developments in the south. It is the planning intention to allow developments on the landward side of Pok Fu Lam Road to be high-rise, using the hills as backdrop to reduce the visual effect. On the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road, it is intended to keep developments below the level of Pok Fu Lam Road as far as possible in order to preserve public view and amenity and also the general character of the area.
- 5.3 Due to topographical constraints, much of the vegetation in the Area have been conserved. The Area, except the southern part with existing high-density residential developments, is an area of high landscape value. It is expected that future developments in the Area would blend in with the environment and be compatible with existing landforms, vegetation cover and character.

#### **6. POPULATION**

Based on the 2016 Population By-Census, the population of the Area was estimated by PlanD as about 77,450. It is estimated that the planned population of the Area would be about ~~102,820~~**103,100**.

## 7. LAND USE ZONINGS

### 7.1 Commercial ("C"): Total Area 0.24 ha

- 7.1.1 This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving local residents in the immediate neighbourhood.
- 7.1.2 A site at the junction of Victoria Road and Sha Wan Drive is under this zoning. It is reserved for the development of a low-rise local shopping centre compatible with the character of the area and also the surrounding environment. Apart from a supermarket which would be the main use, some commercial facilities such as bank, retail shop, barber shop and eating place will be permitted under the zoning.

### 7.2 Residential (Group A) ("R(A)"): Total Area 32.05 ha

- 7.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop and services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses on any floor above the lowest three floors will require permission from the Board.
- 7.2.2 This zoning covers the existing public housing developments at the southern part of the Area, namely Wah Fu Estate, Wah Kwai Estate and Ka Lung Court, the existing private residential developments to the east of Wah Fu Estate and the five new public housing sites along Pok Fu Lam Road, Shek Pai Wan Road and Wah King Street near Wah Fu Estate.
- 7.2.3 Within the public housing estates, community facilities, daily shopping facilities and open space are provided in accordance with approved planning standards.
- 7.2.4 As announced in the 2014 Policy Address, Wah Fu Estate Redevelopment and the five new public housing sites, which will serve as the main reception resources for the redevelopment of Wah Fu Estate, will provide about 11,900 additional public housing units. According to the Housing Department (HD)'s proposal, a total gross floor area (~~GFA~~) of not more than 500,000m<sup>2</sup> will be provided for accommodating about 8,900 public housing units at the five sites. A public vehicle park with ~~GFA~~ **gross floor area** of not more than 7,200m<sup>2</sup> is also proposed at the site zoned "R(A)1" to meet the local demand. According to the findings of the engineering feasibility study for the proposed public housing developments at the five sites, no insurmountable technical problem is anticipated. To take forward HD's proposal, planning brief will be prepared to set out the planning parameters and the design requirements of individual sites as well as

the detailed technical studies to be undertaken by HD at the detailed design stage.

- 7.2.5 For the developments at the five sites, a stepped building height concept with heights increasing progressively from the waterfront to the inland areas has been adopted. The developments on the five sites will be subject to height bands of 200 *metres above Principal Datum* (mPD) and 230mPD. The vast expanse of the sites also calls for provision of building gaps to break up the building mass and provision of variations in height and building form within individual sites to reduce the visual scale. The stepped building height concept shall also be taken into account in the redevelopment of Wah Fu Estate.
- 7.2.6 An Expert Evaluation on Air Ventilation Assessment (AVA EE) has been carried out for the proposed public housing developments. Six local air paths with minimum width of 20 to 30m and suitable block disposition and podium design have been adopted to alleviate the potential air ventilation impacts. A quantitative AVA should be carried out by HD at the detailed design stage for scheme optimisation. The AVA EE also recommends guiding principles, in the form of local air paths, for the future AVA to be conducted for the redevelopment of Wah Fu Estate.
- 7.2.7 For the redevelopment of Wah Fu Estate, in accordance with the established administrative procedure, it will be guided by a planning brief. Also HD would undertake relevant technical assessments including traffic impact assessment, environmental assessment, visual impact assessment and AVA, etc. to demonstrate its feasibility.

7.3 Residential (Group B) ("R(B)"): Total Area 12.46 ha

- 7.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.3.2 Land zoned for this purpose is mainly located in the southern portion of the Area. Examples of some major existing residential developments include the Chi Fu Fa Yuen and Pok Fu Lam Gardens. Future development includes a site east of Chi Fu Fa Yuen.
- 7.3.3 In order to control the building volume, preserve the present characteristics of the area and avoid over-development, appropriate residential density schedule (plot ratio and site coverage restrictions) for Residential Zone 2 are included in the Notes of the Plan. To allow greater flexibility, minor relaxation of these restrictions based on individual merits, including design justifications, positive landscape and planning gains, may be considered by the Board on application.

7.4 Residential (Group C) ("R(C)"): Total Area ~~45.18~~**45.83** ha

- 7.4.1 This zone is intended primarily for low to medium-rise and low to medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.4.2 This zoning covers sites mostly in the northern and central portion of the Area. In view of the limited road capacity, steep topography, the need to preserve public view/amenity and character of the area, as well as the need to control over-development, this zoning is subject to site coverage and plot ratio controls of Residential Zone 3 and different building height controls are also imposed for respective Special Control Areas according to individual site characteristics and surrounding environment. These restrictions are shown in the Notes attached to the Plan.
- 7.4.3 *For the "R(C)7" site, future development is restricted to a maximum plot ratio of 1.9 and a maximum building height of 151mPD. For any new development or redevelopment of an existing building, a layout plan should be submitted to the Board for approval to address concerns on environmental aspects. The layout plan submission should set out the proposed land use(s), and the form and disposition of all buildings, and provide relevant technical assessments to ensure the air quality, traffic noise and sewerage issues could be properly addressed. The plot ratio control under "R(C)7" zone is regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.*
- 7.4.34 Minor relaxation of the restrictions stated in the Notes, based on individual merits, may be considered by the Board upon application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is intended to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stilting or allow for conservation of environmentally important natural features or mature vegetation. Each proposal will be considered strictly on its own merits.

7.5 Village Type Development ("V"): Total Area 2.62 ha

- 7.5.1 The planning intention of this zone is primarily for the provision of land for the retention of existing villages. Selected commercial and community uses serving the needs of the villagers are always permitted on the ground floor of a house. Other commercial, community and recreational uses may be permitted on application to the Board.

7.5.2 The existing Pok Fu Lam Village is under this zoning. The environment of the area is not entirely satisfactory. Improvement works for the area may be undertaken by concerned departments wherever opportunity arises. A maximum building height is also stipulated in the Notes of this zoning to reflect the existing character of the village. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 Government, Institution or Community ("G/IC"): Total Area ~~62.25~~**63.24** ha

7.6.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

7.6.2 Existing facilities of regional significance include the Queen Mary Hospital and part of the University of Hong Kong (**HKU**). Other existing facilities serving primarily the Area and its adjoining areas include medical, health and social welfare facilities at Sandy Bay, fire stations at Sandy Bay and Wah Fu, as well as a number of schools and service reservoirs.

7.6.3 In order to meet the needs of the Area, sites have been reserved for a divisional police station and a pumping station. A site at Sandy Bay is reserved for the provision of government, institution and community facilities.

7.6.4 *A "G/IC(1)" site to the east of 3 Sassoon Road is reserved for expansion of the HKU's Faculty of Medicine campus by a total gross floor area of not more than 43,000m<sup>2</sup>. Development within this site is restricted to a maximum building height of 164mPD. Interlinked building blocks with stepped building heights descending from north-western portion of 164mPD to south-eastern portion of 123mPD would be adopted taking into account the local topography and characteristics. Communal open space of not less than 4,000m<sup>2</sup> would be provided and accessible by the public.*

7.7 Open Space ("O"): Total Area 21.79 ha

7.7.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

7.7.2 Existing open spaces include the sitting-out area at Sassoon Road opposite to the Queen Mary Hospital, the Waterfall Bay Park to the

south of Wah Fu Estate, the Cyberport Waterfront Park, and the Kellett Bay Waterfront to the south of Wah Kwai Estate. A 15m wide waterfront promenade is proposed to link up the Cyberport Waterfront Park and the planned open space in between Cyberport and Sandy Bay. Opportunity may be given to explore whether a walking trail could be developed along this planned open space and other coastal areas to enhance pedestrian connectivity along the coast of Waterfall Bay, Telegraph Bay and Sandy Bay at Pok Fu Lam for public enjoyment.

- 7.7.3 Local open spaces are also provided within the public and private housing developments and at convenient locations throughout the Area to serve the local residents.

7.8 Other Specified Uses (“OU”): Total Area 34.58 ha

- 7.8.1 This zoning is intended primarily to provide/reserve land for specified purposes and uses. It covers the existing petrol filling stations at Baguio Villa and 100 Pok Fu Lam Road, the Chinese Christian Cemetery at the northern part of the Area, the Cyberport development and its expansion site.
- 7.8.2 The Cyberport development is intended to establish a base for the clustering of creative information service business including software design, electronic commerce, information and electronic technology and related business. It aims to create an extensively landscaped high-quality living and working environment which blends in well with the surrounding neighbourhood. The office buildings, shopping mall, hotel and residential towers/houses of the development were completed in 2008.
- 7.8.3 The existing Cyberport development is divided into 5 sub-areas. To ensure the compatibility with the existing built and natural environment, development restrictions on the building height and/or gross floor areas are stipulated in the Notes for each sub-area. Any development within the area designated for the Cyberport development requires permission from the Board. Such application should be accompanied by the types of information including a comprehensive layout plan as set out in the Notes of the Plan. In the preparation of the comprehensive layout plan, special attention should be paid to reduce as far as practicable the possible visual impact caused by the Cyberport development on the nearby residential developments. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.8.4 On land designated as “OU” annotated “Cyber-Port(1)”, it is intended primarily to provide land for Cyberport expansion to cater for additional floor space for offices, conference venues and data services

platform to attract technology companies and start-ups to set up their offices in Cyberport. Development within this zone is subject to a maximum gross floor area of 66,000m<sup>2</sup> and a maximum building height of 65mPD, or the ~~GFA~~ **gross floor area** and height of the existing building, whichever is the greater. At-grade public open space of not less than 5,000m<sup>2</sup> shall be provided to enhance visual openness and facilitate air ventilation. Any new development or redevelopment of an existing building should be submitted to the Board for approval in the form of a layout plan to ensure an integrated and compatible layout for the development at the site taking into account the site constraint and surrounding development, etc. The layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc. Responsive building design for the new development, such as appropriate setback distance, terraced building design with stepped building height lowering towards Cyberport Waterfront Park and the waterfront promenade, and permeable building design on ground and upper floors, should be adopted at the detailed design stage to respect the overall setting of the waterfront site and the Cyberport Waterfront Park. Public passageway allowing pedestrian connectivity to the waterfront promenade through the development from the Arcade Cyberport and Information Crescent shall also be provided.

- 7.8.5 An AVA EE has been conducted for the Cyberport expansion. According to the findings of AVA EE, mitigation measures such as suitable block disposition, building setback, building gap and terraced building design should be adopted to alleviate the potential air ventilation impacts. A quantitative AVA shall be carried out by Cyberport at the detailed design stage to ascertain that the future scheme would perform no worse than the scheme in the AVA EE in ventilation performance. The requirement for submission of quantitative AVA will be incorporated into the land document.

7.9 Green Belt ("GB"): Total Area ~~123.30~~ **121.66** ha

- 7.9.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 7.9.2 This zoning comprises about 29% of land in the Area and consists of mainly steep slopes not suitable for development such as the hillside of Mount Davis, the slopes to the east of Pok Fu Lam Village, the valley sides of Cyberport, the slopes to the south of Baguio Villa and the naturally vegetated hillslopes adjoining Chi Fu Fa Yuen. The difficult topography and geotechnical conditions render these areas unsuitable for development. Development within this zone is

normally not permitted unless otherwise approved by the Board based on very strong planning grounds.

- 7.9.3 Although there is a general presumption against development in this zoning, passive recreational activities may be possible at suitable locations.

7.10 Country Park ("CP"): Total Area 52.48 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). This zoning covers the part of the Pok Fu Lam Country Park and the part of the Lung Fu Shan Country Park which fall within the boundary of the Plan. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

## 8. COMMUNICATIONS

### 8.1 Roads

Pok Fu Lam Road is the primary distributor road linking the Area to Aberdeen and the northern part of Hong Kong. Victoria Road, a district distributor road, serves the developments along the coast. It also provides an alternative link to Kennedy Town. These two roads are supported by a network of subsidiary roads for local access purposes.

### 8.2 Public Transport

Apart from bus services, the Area is also served by other modes of public transport including green minibuses, public light buses and taxis. A public transport interchange is provided under the elliptic podium at the northern end of the Cyberport development.

### 8.3 Railway Development

The South Island Line (West) (SIL(W)) is proposed under the Railway Development Strategy 2014 to serve the western and southern parts of the Hong Kong Island, extending the railway coverage to Aberdeen, Wah Fu, Cyberport and Pok Fu Lam. The implementation of SIL(W) is subject to the actual development/redevelopment programme of the public housing in Wah Fu area as well as the build-up of transport demand.

### 8.4 Pok Fu Lam Moratorium

- 8.4.1 At present, the Area is still governed by the Pok Fu Lam Moratorium which prohibits any new land sale and lease modification for more intensive development. The Moratorium is an administrative measure imposed on traffic grounds to prohibit excessive development of the

Area until there is an overall improvement in the transport network of the Area.

- 8.4.2 Notwithstanding the long-term broad land-use framework shown on the Plan, developments and redevelopments within the Area shall be subject to, in the interim, the restrictions of the Moratorium while it is still in force.

## 9. UTILITY SERVICES

- 9.1 The Area is well served with piped fresh and salt water supply. Construction of salt water supply system to the Area was completed in 2013. Conversion of the source of flushing water from temporary mains water to salt water is in progress.
- 9.2 The developed areas are well-served by existing preliminary treatment works located in Wah Fu, Aberdeen, Sandy Bay and Cyberport development.
- 9.3 The Area has adequate supply of electricity, gas and telephone services. There is scope to expand the supply to meet future demand of the Area.

## 10. CULTURAL HERITAGE

- 10.1 There are ten Declared Monuments in the Area, including the exterior of the University Hall of the ~~University of Hong Kong~~ **HKU** at No. 144 Pok Fu Lam Road, the Bethanie at No. 139 Pok Fu Lam Road, the Tung Wah Coffin Home at No. 9 Sandy Bay Road and the seven historic structures of Pok Fu Lam Reservoir, namely Former Watchman's Cottage (presently Pok Fu Lam Management Centre), the gauge basin, and the five masonry bridges. There is a Grade 1 historic building, namely the Senior Staff Quarters of the Old Dairy Farm at No. 141 Pok Fu Lam Road. There are 16 Grade 2 historic buildings include the box culvert, the embankment and the old masonry dam of Pok Fu Lam Reservoir, Pok Fu Lam Conduit, the Cowshed of the Old Dairy Farm at No. 139 Pok Fu Lam Road, Main Office Building of the Old Dairy Farm at No. 141 Pok Fu Lam Road, Alberose at Nos. 132A and 132B Pok Fu Lam Road, the Nurses Quarters of Queen Mary Hospital at No. 102 Pok Fu Lam Road, the Stone Manor and a garage at No. 33 Sassoon Road and six other items related to the Old Dairy Farm, namely the silo and manure pit near Pok Fu Lam Village, the manure pit near Chi Fu Fa Yuen as well as two manure pits and the entrance gate pillar near VTC Pokfulam Complex. There are 34 Grade 3 historic buildings include No. 128 Pok Fu Lam Road, Queen Mary Hospital Main Block (Wing A to E) at No. 102 Pok Fu Lam Road, the air vents at the Service Reservoir of Pok Fu Lam Reservoir, Villa Ellenbud at No. 50 Sassoon Road, No. 97 Pok Fu Lam Village, the Felix Villas and a garage at No. 61 Mount Davis Road and 27 items related to the Old Dairy Farm, including two paddocks, cowshed, Staff Quarters Block A and Block B, stream crossing, water filter and water tank near Pok Fu Lam Village, four paddocks, bull pen with paddock, silo, manure pits, piggeries and two

stream crossings near Chi Fu Fa Yuen, two paddocks, cowshed, silo, water tank, retaining wall and water filter near VTC Pokfulam Complex, two cowsheds and paddock near Bisney Road, the old wall between the Bethanie and the Old Dairy Farm at No. 139 Pok Fu Lam Road, and the masonry parapet walls and ramp near the cowshed at No. 139 Pok Fu Lam Road. Kong Sin Wan Kiln Site of Archaeological Interest is also situated in the Area.

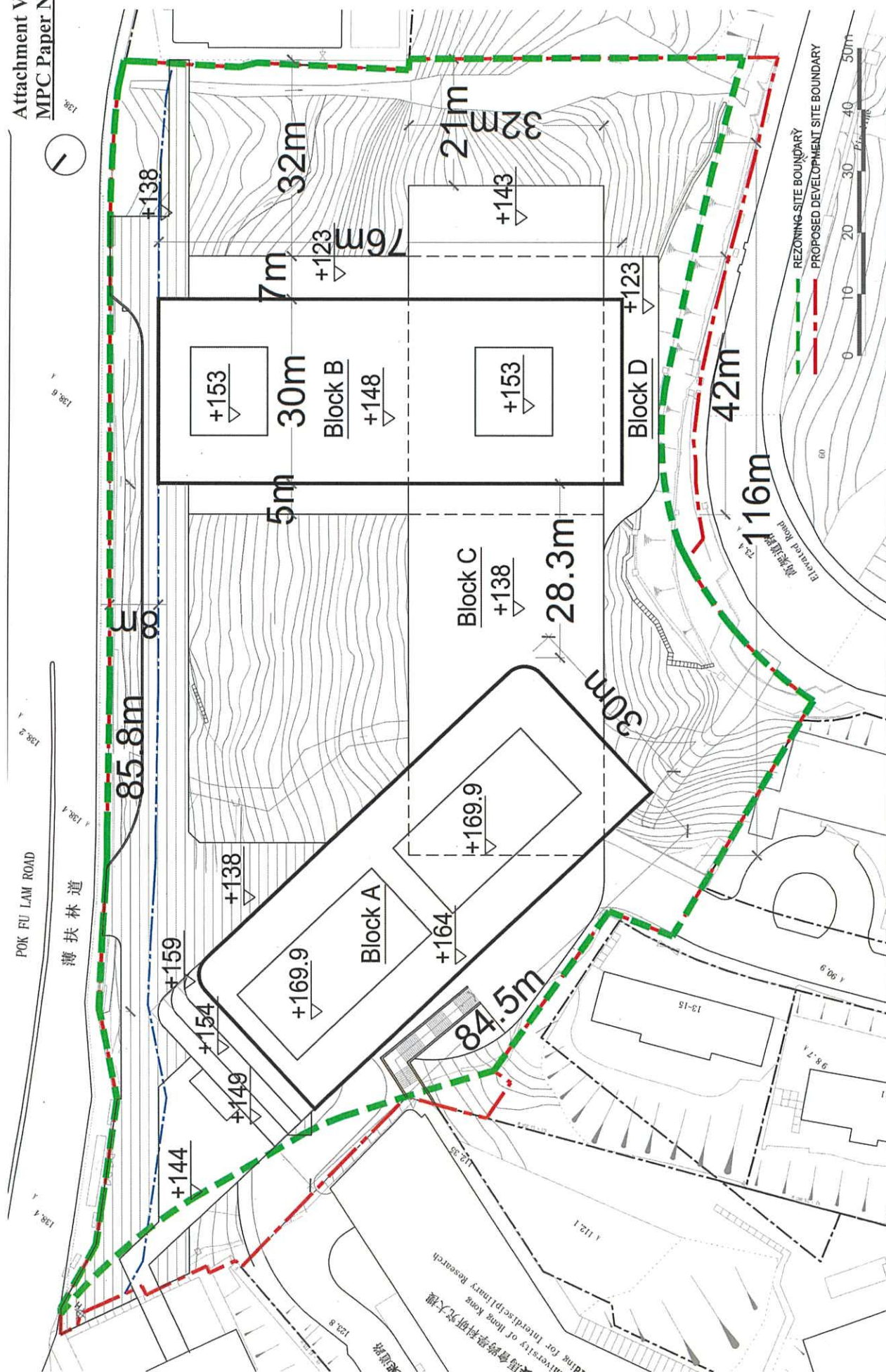
- 10.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, and accorded grading to some buildings/structures within the Area. There are also a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1,444 historic buildings and new items for grading assessment have been uploaded onto the official website of AAB at <http://www.aab.gov.hk>. Information of the declared monuments and site of archaeological interest can be obtained from the official website of Antiquities and Monuments Office (AMO).
- 10.3 Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposals might affect these monuments, graded historic buildings/structures, new items pending grading assessment, site of archaeological interest and their immediate environs.

## **11. IMPLEMENTATION**

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department (LandsD) and the various licensing authorities.
- 11.2 The Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by PlanD. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by LandsD. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines

published by the Board. The outline development plans and layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**  
**~~JANUARY 2021-XX 2022~~**



TECHNICAL FEASIBILITY STUDY REPORT FOR NEW ACADEMIC BUILDING ON AN  
EXTENSION SITE EAST OF NO.3 SASOON ROAD OF THE UNIVERSITY OF HONG KONG

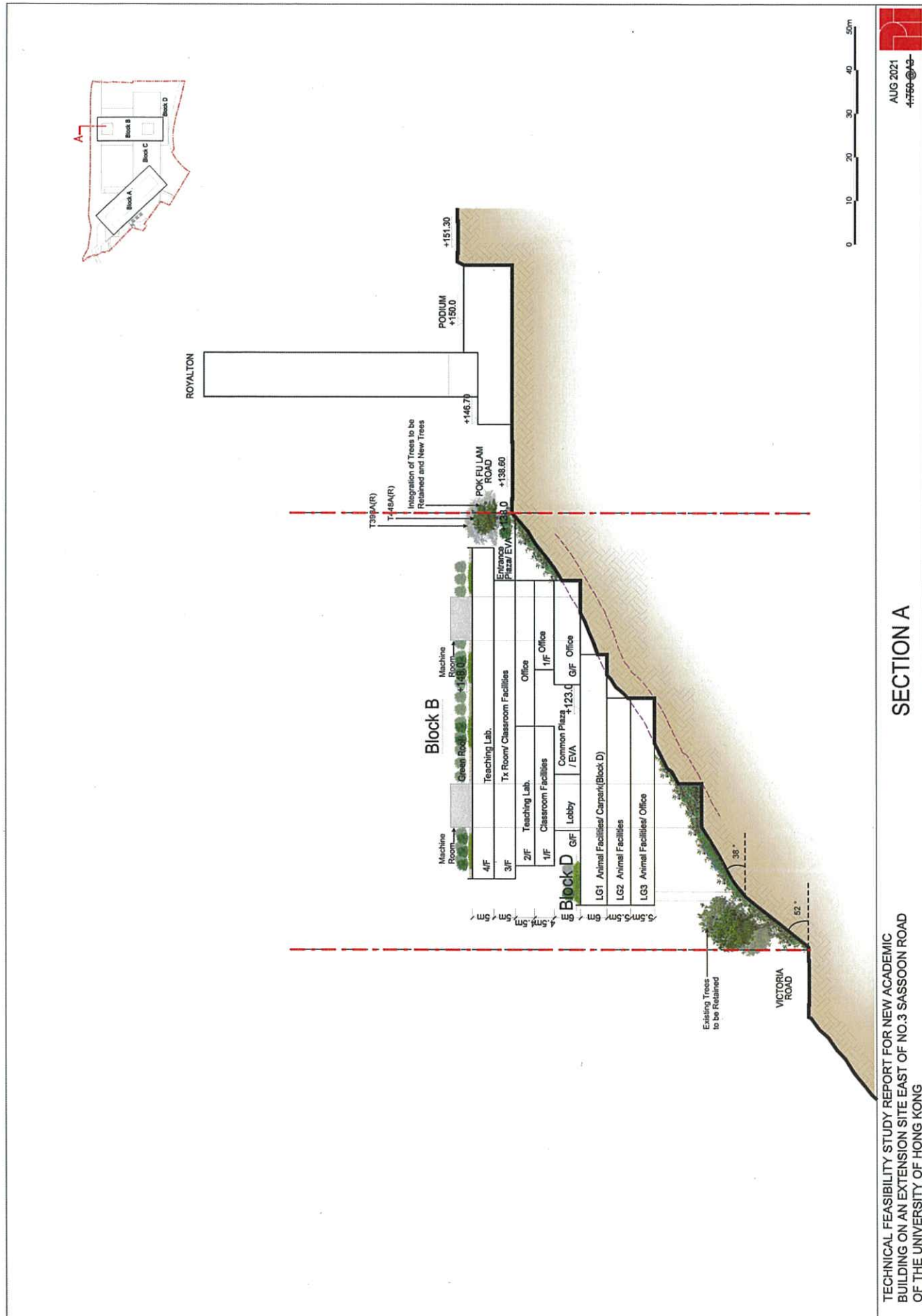
## SITE PLAN

參考編號

REFERENCE No.  
Y/H10/13

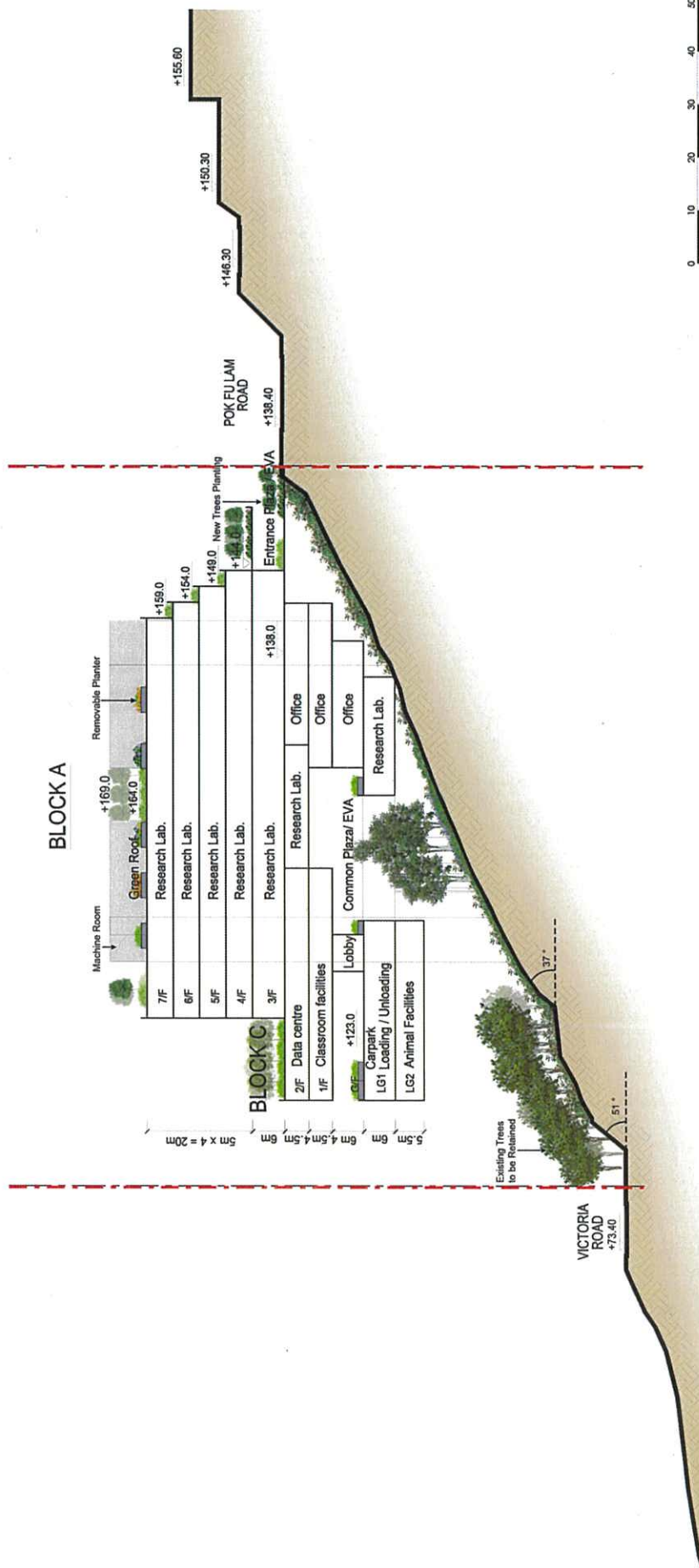
繪圖  
DRAWING  
Z-1

(資料來源：由申請人於2021年11月15日提交的進一步資料)  
(Source: Further information submitted by the applicant on 15.11.2021)



# SECTION A

TECHNICAL FEASIBILITY STUDY REPORT FOR NEW ACADEMIC BUILDING ON AN EXTENSION SITE EAST OF NO.3 SASSOON ROAD OF THE UNIVERSITY OF HONG KONG



TECHNICAL FEASIBILITY STUDY REPORT FOR NEW ACADEMIC BUILDING ON AN EXTENSION SITE EAST OF NO.3 SASSOON ROAD OF THE UNIVERSITY OF HONG KONG

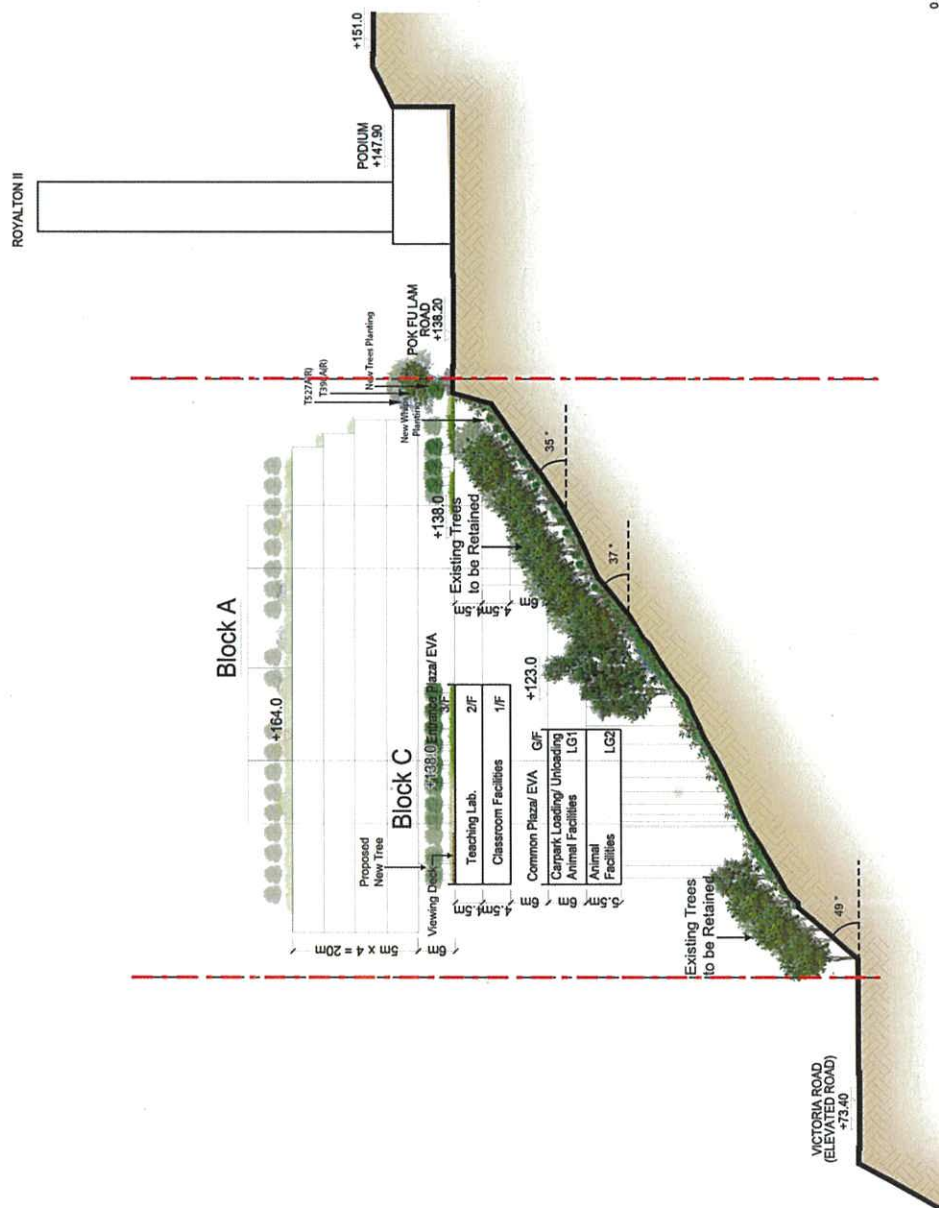
## SECTION B

AUG 2021  
+755 @A3-

參考編號  
REFERENCE No.  
Y/H10/13

繪圖  
DRAWING  
Z - 3

(資料來源：由申請人於2021年11月15日提交的進一步資料)  
(Source: Further information submitted by the applicant on 15.11.2021)



TECHNICAL FEASIBILITY STUDY REPORT FOR NEW ACADEMIC BUILDING ON AN EXTENSION SITE EAST OF NO.3 SASSOON ROAD OF THE UNIVERSITY OF HONG KONG

## SECTION C

AUG 2021  
1:750 @A3

參考編號

参考文獻  
REFERENCE No.  
Y/H10/13

(資料來源：由申請人於2021年11月15日提交的進一步資料)  
(Source: Further information submitted by the applicant on 15.11.2021)

繪圖  
DRAWING  
Z-4



Hong Kong District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/H10/13            Application for Amendment to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19, To rezone the application site from “Green Belt” to “Government, Institution or Community”, Government Land to the East of 3 Sassoon Road, Pok Fu Lam, Hong Kong  
(MPC Paper No. Y/H10/13A)

---

4.            The Secretary reported that the application site (the Site) was located in Pok Fu Lam. The application was submitted by the University of Hong Kong (HKU), with MVA Hong Kong Limited (MVA) and Urbis Limited (Urbis) being two of the consultants of the applicant. The following Members had declared interests on the item:

- |                        |   |  |
|------------------------|---|--|
| Dr Roger C.K. Chan     | - | being an Honorary Associate Professor of HKU;                                      |
| Mr Wilson Y.W. Fung    | - | being the Chairman of the Accounting Advisory Board of School of Business, HKU;    |
| Mr Thomas O.S. Ho      | - | having current business dealings with MVA and Urbis;                               |
| Mr Alex T.H. Lai       | - | his former firm having current business dealings with HKU and MVA;                 |
| Professor John C.Y. Ng | - | being an Adjunct Professor of HKU;   |
| Ms Lilian S.K. Law     | - | being an Adjunct Associate Professor of HKU;<br>and                                |
| Professor T.S. Liu     | - | having current education programme with the Caritas Pokfulam Community Development |

Project Centre at Pok Fu Lam Village.

5. As the interests of Mr Wilson Y.W. Fung and Professor Y.S. Liu were remote, and Messrs Thomas O.S. Ho and Alex T.H. Lai, Ms Lilian S.K. Law, Dr Roger C.K. Chan and Professor John C.Y. Ng had no involvement in the application, the Committee agreed that they could stay in the meeting. In response to some Members, the Chairman said that the interest of being alumni of HKU was too remote and needed not be recorded.

[Dr Roger C.K. Chan left the meeting temporarily and Mr Thomas O.S. Ho left the meeting at this point.]

6. The Secretary reported that two letters and one email, addressed to the Chairman, Members and/or Secretary of TPB, raising concerns on the application were received on 23.11.2021 and 25.11.2021, and were circulated to Members before the meeting. One letter was from Mr Paul Zimmerman, Vice-chairman of the Southern District Council (SDC); another letter was from the Incorporated Owners (IO) of Yee On (located at 13-15 Northcote Close abutting the Site), represented by Masterplan Limited; and the email was from the Chairman of the IO of Royalton II (located opposite the Site).

*Letter from Mr Paul Zimmerman, Vice-chairman of SDC (dated 23.11.2021)*

7. Mr Paul Zimmerman considered that the further information (FI) submitted by the applicant on 15.11.2021 should not be exempted from publication as it deprived the community of an opportunity to comment. He requested that the FI be published for public comments. Some comments relating to the subject application were also provided in the letter.

8. The Secretary said that the concerned FI in Appendix 1a of the Paper was mainly to respond to the comments received from relevant Government departments and the public, and provide clarifications on the technical assessments. The FI did not result in a 'material change' to the nature of the application and involved only minor changes to the indicative scheme and the revised technical assessments did not involve major changes in the assumptions and methodologies, findings and proposed mitigation measures. In accordance with the Town Planning Board Guidelines No. 32A (TPB PG-No. 32A) on "Submission of

Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review”, the FI was accepted and exempted from publication.

9. The Secretary continued to say that as the letter was received after the statutory publication period of the subject application, the comments made therein should be treated as received out-of-time. Nonetheless, Members might note that the comments in the letter were similar to those provided in other public comments as highlighted in para. 9.3 of the Paper.

*Letter from IO of Yee On (dated 23.11.2021)*

10. The IO of Yee On, represented by Masterplan Limited, raised the following main points in the letter:

- (a) the FI submitted by the applicant on 15.11.2021 involved substantial changes and, in accordance with TPB PG-No. 32A, should be published for public comment;
- (b) a separate section 12A application was submitted by the IO of Yee On to the Board on 18.10.2021, but that submission was yet to be formally accepted; and
- (c) the section 12A application of the IO of Yee On proposed to rezone a strip of land at 1, 3, 5, 7, 9-11 and 13-15 Northcote Close abutting the Site from “Residential (Group C)1” (“R(C)1”) to either “Residential (Group B)” (“R(B)”) or “Government, Institution or Community” (“G/IC”) which might serve as an alternative site for HKU’s proposal under the current application or as an additional site for future HKU expansion. It was considered that the application of the IO of Yee On should be considered at the same meeting with the subject application, and the Board was requested to defer consideration or defer making a decision on the subject application until such time when their submitted application was being considered.

11. The Secretary informed Members of the following:

- (a) the concerns regarding the FI were similar to those raised in the aforementioned letter from Mr Paul Zimmerman and the decision to accept and exempt it from publication had already been explained;
- (b) the application form and supplementary statement of the section 12A application from the IO of Yee On were received on 18.10.2021. The Secretariat had been liaising with Masterplan on clarifications and rectifications of some application details including development parameters, site area and site boundary. Once the information was rectified, the submission could be formally accepted; and

*[Post-meeting note: clarifications on the submission were received on 29.11.2021 and the submission was formally accepted on the same day.]*

- (c) regarding the request to defer consideration of HKU's application, the TPB PG-No. 33A on "Deferment of Decision on Representations, Comments, Further Representations and Application Made under the Town Planning Ordinance" was not applicable for deferral by third parties. The deferral request was not reasonable as the application of the IO of Yee On involved a different site. The interests of HKU would also be affected.

*Email from Chairman of the IO of Royalton II (dated 25.11.2021)*

12. Mr Alexander T.S. Wong, Chairman of the IO of Royalton II, stated in the email that the FI submitted by the applicant on 15.11.2021 involved substantial changes and should be published for public comment in accordance with TPB PG-No.32A. The Secretary said that the concerns raised in the email were similar to those in the aforementioned letters and the decision to accept and exempt the FI had already been explained.

13. Members noted the above letters and email and had no question to raise. The Secretary said that the Secretariat would provide replies to the letters and email accordingly after the meeting.

Presentation and Question Sessions

14. The following representatives from the Planning Department (PlanD) and the Food and Health Bureau (FHB), as well as the applicant's representatives were invited to the meeting at this point:

***PlanD***

Mr Mann M.H. Chow - District Planning Officer/Hong Kong (DPO/HK)

Ms Erica S.M. Wong - Senior Town Planner/Hong Kong (STP/HK)

***FHB***

Ms Shirley Y.P. Kwan - Deputy Secretary for Food & Health (Health)3/FHB

Mr Chris P.C. Fung - Principal Assistant Secretary for Food & Health (Health)3/FHB

**Applicant's Representatives**

***The University of Hong Kong***

Professor Gabriel M. Leung

Professor Ying Shing Chan

Ms Vikkie Chan

Mr K.L. Tam

Mr Jason Luk

Ms Vivian Kwok

Dr Paul Hunt

***KTA Planning Limited***

Ms Pauline Lam

Ms Kitty Wong

***P&T Architects and Engineers Limited***

Mr Brian Sze Chiu Wong

Ms Hei Man Lau

*Muse Consultancy Group Limited*

Mr K.K. Yuen

*Urbis Limited*

Mr Timothy J. Osborne

*MVA Hong Kong Limited*

Mr Gary Tsui

*China-Hong Kong Ecology Consultant Company*

Mr Mark Shea

*Meinhardt Infrastructure and Environment Limited*

Mr Chiu Wai Kwan

Ms Candy Ming Wai Hui

*David S. K. Au & Associates Limited*

Mr Wai Bun Yiu

15. With the aid of a PowerPoint presentation, Ms Erica S.M. Wong, STP/HK, briefed Members on the background of the application, the proposed rezoning, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no objection to the application.

16. The Chairman then invited the applicant's representatives to elaborate on the application. Professor Ying Shing Chan, Mr Brian S.C Wong and Ms Pauline Lam, the applicant's representatives, made the following main points:

*Background*

- (a) as announced in the 2018 Policy Address, the Government would deploy sufficient resources to enhance the healthcare services in view of the

increasing service demand arising from the growing ageing population as well as to support the Ten-Year Hospital Development Plan. Starting from the 2019/20 triennium, the number of healthcare-related publicly-funded first-year first-degree (FYFD) intake places would increase by over 150 from about 1,780 to 1,930 to address the foreseeable tight manpower in the healthcare profession;

- (b) about \$20 billion was earmarked by the government to enable the University Grants Committee (UGC) funded universities to expand the relevant healthcare training capacity so as to accommodate the learning and research needs of medical related students;

#### *Site Selection*

- (c) the Medical Faculty of HKU (HKUMed) had a long history of over a hundred years. The campus buildings were mainly located in the vicinity of the Queen Mary Hospital (QMH), which included the Madam S. H. Ho Residence for Medical Students completed in 1990 and the medical campus on Sassoon Road gradually completed since 2002. With the increasing number of students and staff over the past decades, the existing campus facilities of the HKUMed were over-utilised and inadequate. The possibility to decant existing occupied facilities for redevelopment was low;
- (d) the Site was the only feasible location for the new HKUMed facilities. It was strategically located close to the QMH (HKUMed's flagship teaching hospital); and within short walking distance from existing HKUMed complex, clinical training centres and student residences. Development at the Site would allow full integration with those existing facilities;
- (e) the uses proposed in the development included classrooms, laboratories, data centre, offices and animal facilities. Funding approval for the initial studies was obtained from the Legislative Council. If the application was approved and with completion of the statutory plan-making process, the Site allocation would be made in around 2023 and the proposed development was targeted for completion in 2027;

*Formulation of Proposed Scheme*

- (f) the proposed scheme was formulated with an aim to create a green and healthy complex for students and staff of HKU and the public, to enhance pedestrian connectivity of the area, and to maximise greenery to minimise impacts on the “Green Belt” (“GB”) zone;
- (g) since formulation of the first indicative scheme in 2019, the team had continuously strived to enhance the scheme by revising the blocking, orientation and massing of the buildings. The submitted indicative scheme was the fourth version, which had struck an optimal balance between the development needs, preservation of the existing green environment, concerns of nearby residents and minimising impacts on the surroundings;

*Design Concept, Merits and Planning Gain*

- (h) maintaining the green character of the “GB” zone - by making use of the slope setting, the building masses were lifted up from the steep slope through four structural cores to minimise disturbance to the ground of the Site, including the two existing watercourses that ran across it. Hence, a considerable amount of existing trees could be preserved. A compensatory tree planting ratio of 1:1.13 would be provided to increase the amount of vegetation on the Site after development;
- (i) enabling a permeable design - building blocks were carefully designed with stepped height profile, orientation to minimise street canyon effect and provision of building gap between Blocks A and B to reduce visual impact on nearby residential towers, including Royalton I and II;
- (j) adoption of sensitive design measures – a minimum 8m-building setback from Pok Fu Lam Road would reduce the street canyon effect, minimise the sense of encroachment for pedestrians and protect existing wall trees. A building separation of about 28m between Blocks A and B could effectively enhance the visual/wind permeability of the Site;
- (k) building height (BH) profile – the four blocks were proposed with

staggered BHs. To address concerns from nearby residents, the BH of Block A was further reduced from 169mPD to 164mPD and that of Block B from 150mPD to 148mPD. A clear stepped BH profile from the north with 3 Sassoon Road at 169mPD in the north to the south with Block B at 148mPD and Block C at 143mPD was proposed. The BH of Block B was lower than that of the adjacent Ebenezer School;

- (l) provision of quality and accessible communal open space – not less than 4,000m<sup>2</sup> of quality communal open space would be provided on G/F and 3/F for enjoyment of patients and their family members of the QMH, nearby residents and the public. There were other green spaces at various levels for enjoyment of staff and students of HKU. That was a planning gain as compared to the originally inaccessible slope covered by unkempt vegetation at the Site;
- (m) improving pedestrian connectivity - through the provision of both horizontal and vertical barrier-free connections, including lift towers from Victoria Road and Northcote Close, multi-level connections to Sassoon Road and Pok Fu Lam Road, and proposed link bridge on 4/F to connect to the proposed HKU development at 3 Sassoon Road and the QMH, the pedestrian connectivity of the area would be enhanced;

#### *Consultation*

- (n) relevant stakeholders and nearby residents had been consulted on the proposed development at the Site. In response to comments from residents at Royalton, Radcliffe and Northcote Close, the indicative scheme had been refined. The concerns of the Ebenezer School & Home for the Visually Impaired regarding impacts during construction would be duly addressed. The Caritas Wu Cheng-Chung Secondary School supported the new pedestrian linkages provided within the Site. Presentation and discussion were also held at the SDC and DC members generally supported the proposed development;
- (o) in formulating the detailed design of the proposed development which

involved laboratories, strict adherence to all statutory regulations and compliance to international safety standards would be observed, which could address the public's concerns on biosafety hazards and contamination risks; and

- (p) an animation video was played to illustrate the design of the proposed scheme as a conclusion to the presentation.

17. As the presentations of PlanD's representative and the applicant's representatives were completed, the Chairman invited questions from Members.

#### *Site Selection*

18. In response to a Member's enquiries on the considerations in selecting the Site for the proposed development, Professor Gabriel M. Leung, the applicant's representative, made the following main points:

- (a) a great portion of HKU's main campus (including the Centennial campus) was developed from hilly slopes and a reservoir. All developable land in the campus had already been utilised and opportunities to decant existing facilities for redevelopment (e.g. Flora Ho Sports Centre Complex which was planned to be redeveloped for an academic building of the School of Business) had also been explored. There was currently no land available within the HKU campus to accommodate the proposed development;
- (b) the hospital and facilities in the medical school, including facilities for teaching and learning, researches, laboratories and accommodation for students and medical staff, were integral components and had to be located in close proximity. This locational criteria was internationally recognised according to his extensive international experience and exposure;
- (c) the strategic location of the Site would allow the proposed development to create synergy with existing facilities of HKUMed and the QMH. It could also address other concerns including the convenience and safety for staff and students, who might be working on shifts or with clinical attachments

which required them to carry out duties at the hospital at unusual hours where public transport services were limited;

- (d) in view of medical advancement, different types of research laboratories for medical research and practice were required. Unlike the old days where drugs commonly used were largely small molecule drugs which were relatively simple chemical compounds, biologics drugs and regenerative medicine (i.e. stem cell therapy) were also adopted in medical practices nowadays where Good Manufacturing Practice regulations had to be observed. Those concerned laboratories were required to be located very close to the QMH;
- (e) the current facilities, which were planned over 30 years ago, were inadequate to support the teaching, research and learning needs of the growing number of students and staff. Given the growing demand and complexity of medical care services, timely implementation of the proposed development was crucial; and
- (f) given the inseparable connections among such facilities, the medical school and the QMH, the Site was the only feasible option for the proposed development.

#### *Indicative Development Scheme*

19. Some Members raised the following questions relating to the indicative development scheme:

- (a) how the proposed development intensity of the scheme was formulated;
- (b) what the foreseeable impacts on the two existing watercourses during construction and after completion of project were, and what mitigation measures were proposed;
- (c) measures to preserve the "GB" character of the Site and the surrounding

areas, tree preservation and compensatory proposals, proposed greening ratio and proposals to enhance biodiversity at the Site;

- (d) whether the alignment of the proposed internal road parallel to Pok Fu Lam Road could be revised to minimise the impact on the natural green slope; and
- (e) impact of the proposed rezoning on the function of the "GB" zone in the area.

20. Professor Gabriel M. Leung, Mr K.L. Tam and Mr Timothy J. Osborne, representatives of the applicant, made the following main points:

- (a) the proposed development intensity was formulated based on the facilities required by the university to meet the needs of existing students and staff, as well as the number of student intake of health-care related publicly-funded FYFD that HKU had to provide. The number of student intake was based on the Healthcare Manpower Projection prepared by the government, which provided a forecast on the amount of manpower required in the medical field. The forecast and the funding from the UGC for the FYFD student intake was adopted as the basis in formulating the floor space and facilities in the proposed development;
- (b) the provision of floor space allocated to current health-care related students and staff in Hong Kong was very low, and that for HKU was amongst the lowest in Hong Kong. Part of the reason could be attributed to the adoption of 'Kaiser Formula' in calculating the actual need of floor space in support of teaching, research and learning activities of the medical field. The floor space allocated for use by staff mainly undertaking medical practices in hospital wards was just 10% of those of other disciplines such as science, technology, engineering and mathematics. The rationale was that the work performed by those medical staff would largely be within hospital wards and the required office space should be much lower. Hence, the actual floor space provided to the current staff and students was already.

in great deficit and the proposed development was much needed to alleviate the problem;

- (c) with a view to preserving the natural landscape as far as possible and to respect the sloping profile of the Site, the building blocks were lifted up through structural cores to avoid encroachment of the two existing watercourses and preserve more trees. During the construction of the development, HKU would ensure that their contractors would follow relevant regulations and guidelines to minimise any impact. Upon completion of the project, regular monitoring would also be carried out. HKU would request their consultants to report regularly on the ecological condition and biodiversity in the area;
- (d) for the 731 trees identified within the Site, it was proposed to retain 216 trees (including two potential Old and Valuable Trees (OVTs) and two wall trees along Pok Fu Lam Road), and to transplant three trees. There were no OVTs or trees with particular conservation interests at the Site. The applicant would try to maintain the "GB" character of the Site by proposing a compensatory planting ratio of 1:1.13 and an overall greening ratio of about 20%. There would be an increased amount of greenery upon completion of the project. The details of the tree preservation and greening proposals would be further enhanced at the detailed design stage and integration with existing preserved vegetation would be an important consideration. However, it was unlikely that the site coverage could be further reduced based on the indicative scheme and the floor space requirements;
- (e) the applicant endeavoured to preserve the biodiversity of the Site by minimising the impact of the development in terms of air quality, ventilation and noise. HKU had previous experience, such as in the development of the Centennial campus, in minimising disturbance to the natural habitat and ensuring biodiversity of the campus upon completion of construction works; and

- (f) the internal road parallel to Pok Fu Lam Road also served as an emergency vehicular access (EVA) and by setting back the pavement, it might help to deter jaywalking across Pok Fu Lam Road.

21. Mr Mann M.H. Chow, DPO/HK, supplemented the following main points:

- (a) the alignment of the internal road parallel to Pok Fu Lam Road would allow preservation of the potential OVTs and two wall trees. Further setback of the road closer to Block C might reduce the area of the void, that would likely reduce the solar penetration to the preserved vegetation within the void area; and
- (b) the "GB" zone covering the Site had an area of about 1.6ha, that was about 1% of the total area zoned "GB" on the Outline Zoning Plan (OZP). Although the Site was proposed to be rezoned to "G/IC", the applicant proposed to provide a large amount of greening under the indicative scheme. In addition, the Site would become available for the public to access with communal open spaces for public enjoyment. Balancing the merits of the case, the proposed rezoning was considered acceptable.

#### *Communal Open Space*

22. Some Members raised enquiries regarding the users, opening hours and facilities provided at the proposed communal open space. In response, Professor Gabriel M. Leung and Mr K.L. Tam, representatives of the applicant, made the following main points:

- (a) apart from serving the staff and students of HKUMed, the proposed communal open spaces would be opened for public use. It would provide a pleasant environment for the users, including patients and family members of the QMH and nearby residents;
- (b) similar to the main campus of the university, the proposed communal open space and the lifts would be opened for use daily from 6am to 1am (except under special circumstances like closure of the building due to safety or

security concerns); and

- (c) the communal open space was intended to serve as passive open space with sitting areas for public enjoyment such as morning exercises. Further details on the design of the communal open space would be formulated at the detailed design stage.

*Pedestrian Connectivity and Traffic Impact*

23. Some Members raised the following questions:

- (a) how the development would be connected with the surrounding areas;
- (b) the vehicular access and car parking provision of the proposed development; and
- (c) whether any mitigation measures were proposed to alleviate the cumulative traffic impact of both the subject development and the Cyberport Expansion; and whether there would be railway connection to the area.

24. In response, Professor Gabriel M. Leung and Mr K.L. Tam, representatives of the applicant, made the following main points:

- (a) the Site was located between Pok Fu Lam Road (at 138mPD in the north) and Victoria Road (at 80mPD in the south), which had a level difference of about 60m. The pedestrian connectivity of the Site with the surrounding developments was enhanced through the provision of both horizontal and vertical barrier-free connections, including lift towers from Victoria Road and Northcote Close, multi-level connections to Sassoon Road and Pok Fu Lam Road via the communal open space on G/F and 3/F, and proposed link bridge on 4/F to 3 Sassoon Road and the QMH. The proposed linkages would offer more direct and convenient routes for the public to gain access between Pok Fu Lam Road, Victoria Road, Sassoon Road and Northcote Close. Multi-layers of communal open space of not less than 4,000m<sup>2</sup> on

G/F and 3/F would be provided for public enjoyment. Given the enhancement of the connection of the area with the QMH across Pok Fu Lam Road, it was hoped that the problem of jaywalking could be alleviated. More than one lift would be provided in each lift core so public access would not be impeded even if any one of the lifts malfunctioned or was under maintenance; and

- (b) the Site would be served by two ingress/egress points, with the main access via the existing ingress/egress of Jockey Club Building for Interdisciplinary Research at 5 Sassoon Road, and a secondary access at Northcote Close to mainly serve loading/unloading activities that would not exceed 10 times a day. An EVA would also be provided at Pok Fu Lam Road. 40 car parking spaces would be provided within Blocks C and D.

25. Mr Mann M.H. Chow, DPO/HK, responded that the subject development had proposed road improvement measures at the junction of Pok Fu Lam Road/Sassoon Road (West). The Cyberport Expansion Project also proposed improvement works at the same junction. The concerned road improvement works for the Cyberport Expansion would be completed by 2024 and those of the current application by 2027. The Transport Department had requested the applicant to liaise with Cyberport to co-ordinate the future junction improvement works and their implementation programme so as to minimise disturbance to the existing road network during construction. The alignment of the MTR South Island Line (West) was still under study by the MTR Corporation Limited.

#### *Others*

26. Some Members raised the following questions:

- (a) whether there were plans for further expansion on the Site;
- (b) noting the objections from nearby residents, whether there were arrangements for further consulting the residents in the vicinity;
- (c) whether eating places would be provided at the proposed development to

serve the staff and students; and

- (d) what the source of irrigation water for the proposed landscape area was.

27. Professor Gabriel M. Leung, Mr K.L. Tam and Ms Pauline Lam, representatives of the applicant, made the following main points:

- (a) the applicant was well-aware of the site constraints, environmental and ecological issues as well as concerns of the nearby residents. While further improvements to the scheme might be incorporated during detailed design stage, given the settings of the Site, it was impossible to propose a development scheme with a much higher development intensity. Furthermore, the amount of floor space required to be accommodated at the proposed development was formulated based on the UGC's forecast of FYFD student intake. The latest policy direction including the passing of the Medical Registration (Amendment) Bill might also have implications on the future demand for local healthcare manpower training. The additional floor space and facilities in the proposed development should be able to satisfy the imminent demand and there was currently no plan for further expansion of HKUMed in the short term;
- (b) the applicant had always cared about the views of stakeholders including residents in the neighbourhood. Rounds of consultation were held since early 2020 and the team had put in a lot of efforts to enhance the scheme in response to the comments received. During the process, four indicative development schemes had been formulated taking into account the concerns of the nearby residents and the proposed BHs of Blocks A and B were further reduced from 169mPD to 164mPD and 150mPD to 148mPD respectively;
- (c) despite objecting views received on the application, many residents in Pok Fu Lam as well as other stakeholders such as patient groups supported the project. While the team was dedicated to continue communicating with nearby residents, there was an overriding need for the proposed

development at the Site. The urgent need for sufficient floor space and facilities to support the provision of healthcare services, teaching, learning and researches could not be compromised, and the proposed development was an integral component of the HKUMed. The Committee was cordially requested to give support to the proposed development;

- (d) due to the work/class schedule of students and staff, the demand for food and beverages at the proposed development would likely be higher during lunch hours. They would try to invite suitable operators for providing such services but from past experience, the interest of operators was not high; and
- (e) HKU had been using recycled water for irrigation on its campus as far as possible and such would likely be adopted at the Site.

28. Some Members raised the following questions to PlanD's representative:

- (a) what planning control would be stipulated for the "G/IC" zone;
- (b) what the view of PlanD was on the suggestion in the public comments for stipulation of the requirement for master layout plan (MLP) submission for the proposed development; and
- (c) what the proposal raised by IO of Yee On was.

29. Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) the applicant proposed to rezone the site to "G/IC" with no development restrictions. The indicative development scheme had a plot ratio of 2.6 and HKU had obtained funding approval from LegCo based on that scheme;
- (b) since the proposed indicative scheme and the submitted technical assessments were generally acceptable, it was considered that the

requirement for submission of MLP for consideration by the Board was not necessary; and

- (c) the section 12A application submitted by the IO of Yee On to the Board on 18.10.2021 was yet to be formally accepted. That proposal was to rezone a strip of land at 1, 3, 5, 7, 9-11 and 13-15 Northcote Close abutting the Site from "R(C)1" to either "R(B)" or "G/IC" which might serve as an alternative site for the proposed development. As explained by the Secretary, upon the applicant's clarification and rectification of the application details, the submission could be formally accepted.

30. A Member remarked that the Committee would consider views from the public when considering planning applications and it was important to ensure that diverse views from the society were being heard and addressed as appropriate.

31. Ms Shirley Y. P. Kwan, Deputy Secretary for Food & Health (Health)3/FHB said that due to the aging population and other relevant factors, it was anticipated that there would be escalating demand for medical and healthcare services in Hong Kong. It was thus imperative to have sufficient medical and healthcare professionals (such as doctors and nurses) to cater for the needs of the society. According to the results from the Healthcare Manpower Projections commissioned by FHB and conducted in 2017 and 2020, the estimated shortfall of doctors and nurses in Hong Kong would continue. As locally-trained healthcare professionals had all along been the backbone of Hong Kong's healthcare system, there was a need to increase healthcare training places and enhance the associated teaching facilities in a timely manner. In this connection, FHB indicated full support to the proposed development and the subject rezoning application.

32. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD, FHB and the applicant for attending the meeting. They left the meeting at this point.

[Dr Frankie W.C. Yeung joined the meeting during the question and answer session.]

[Ms Sandy H.Y. Wong and Mr Wilson Y.W. Fung left the meeting at this point.]

### Deliberation Session

33. The Chairman recapitulated the background of the application and the major planning considerations, including the need for the proposed development, site selection, technical feasibility of the rezoning proposal, proposed tree preservation and compensation, provision of communal open space and enhanced pedestrian connectivity, stepped BH profile and other design measures as detailed in the Paper, and invited Members to consider the application.

34. Members generally considered that the application for rezoning the Site from "GB" to "G/IC" could be supported, and expressed appreciation to the applicant's effort in formulating a sensitive design which was considered generally compatible with the surrounding area. Some Members had the following views:

- (a) the Site was at a strategic location that would form an integral part of the HKUMed campus. It created synergy with the HKUMed campus and was suitable for the proposed development. Developments for the HKUMed should not be done in a piecemeal manner, hence it was justifiable that related facilities and buildings be located close to one another;
- (b) in view of the aging population and increasing demand for medical services, there was an overriding need for the proposed development;
- (c) though the vegetated slope currently zoned "GB" was proposed to be rezoned to "G/IC", the proposed development was well designed and provided considerable planning merits. The community could benefit from the provision of quality communal open spaces and enhanced pedestrian connectivity in the area;
- (d) the area surrounding the Site was largely developed with residential and government/institution/community facilities and significant adverse impact on the natural habitat was not anticipated; and

- (e) the applicant had shown efforts to refine the proposed scheme to better conserve the landscape environment, maintain the "GB" character and address public concerns.

35. Some Members had the following suggestions on the indicative development scheme:

- (a) the quality and quantity of the proposed landscaping could be further enhanced, such as providing greening that served more than amenity planting purpose which would better integrate with the existing preserved vegetation in the secondary forest; and to provide a higher greening ratio. This might better maintain the "GB" character of the Site and might become a showcase for similar rezoning proposals in future;
- (b) to re-consider whether the proposed EVA connecting Blocks A and B was necessary, as the major facades of the two Blocks were accessible from Pok Fu Lam Road;
- (c) given such a strategic location and the difficulties in identifying another piece of suitable land for expansion, the applicant might consider reviewing the proposed development intensity to provide more design flexibility while striking a balance with the other considerations; and
- (d) the connection between the QMH with the proposed development could be further enhanced and additional road crossing across Pok Fu Lam Road could be considered.

36. One Member expressed concern on whether the indicative scheme would be built as planned, and said that there might be a need to stipulate appropriate development restrictions in the "G/IC" zone, such as BH restriction or non-building area requirements, to guide the implementation of the scheme.

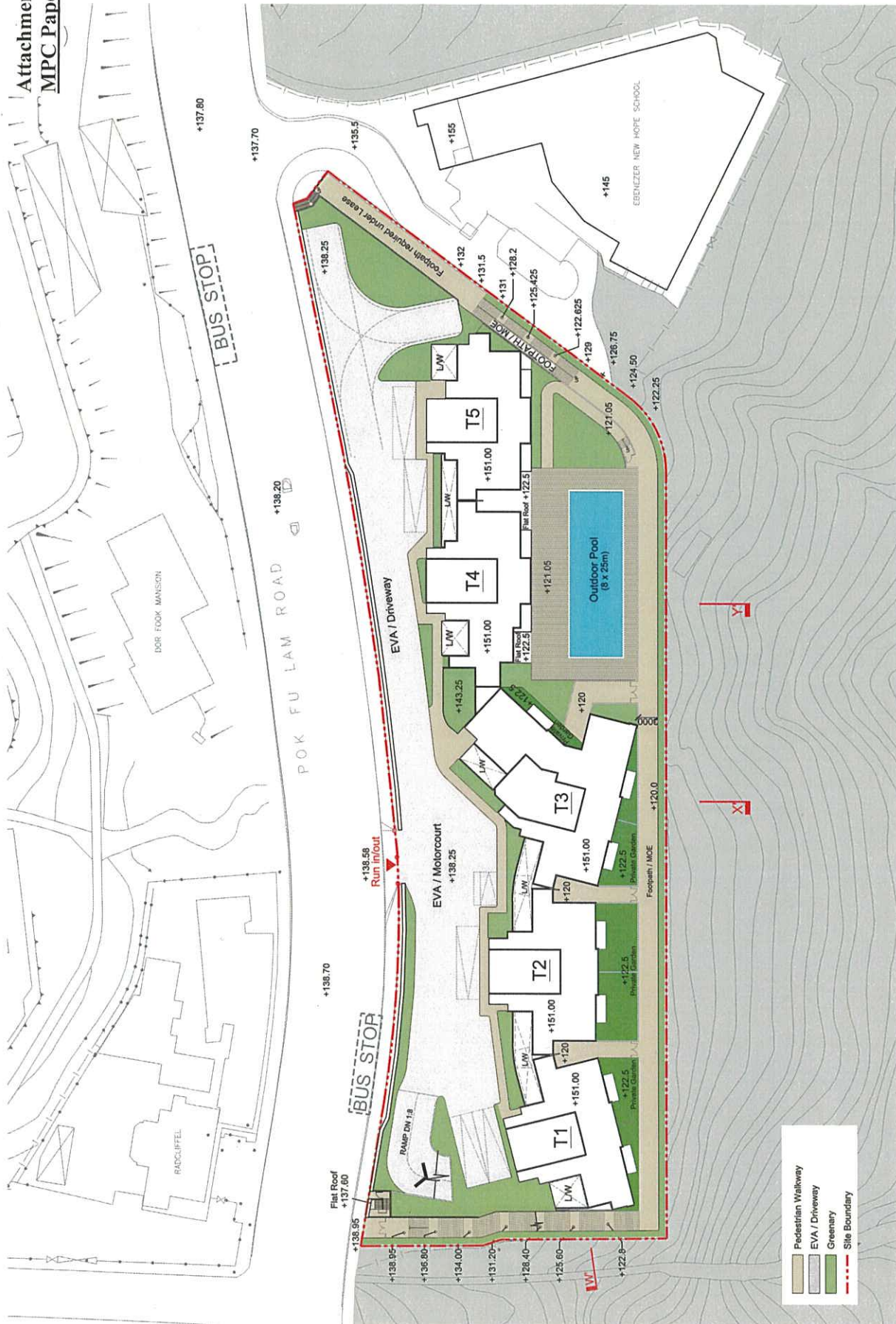
37. Another Member said that HKU should continue to explain to the public and local stakeholders about the merits of the scheme and the overriding justifications on site selection, and that might help to alleviate oppositions to the proposed development.

38. The Chairman concluded that all Members had no objection to the application. The proposed amendment and any development restrictions to be stipulated for the "G/IC" zone or to be stated in the Explanatory Statement would be further studied by PlanD and would be submitted for Members' consideration before gazettal. After the OZP was published, members of the public could submit their views by way of representations and comments which would be considered by the Town Planning Board. For the suggestions on the indicative scheme, the applicant would take note of Members' views as recorded in the minutes. As regards a Member's suggestion for further enhancement of connectivity across Pok Fu Lam Road, the Chairman said that the suggestion would be conveyed to the relevant government department for follow-up as appropriate.

39. After deliberation, the Committee decided to agree to the application, and that the Chief Executive in Council would be requested to refer the approved Pok Fu Lam OZP No. S/H10/19 to the Board for amendment. Details of the amendments to the approved OZP would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

[The meeting was adjourned for a short break of five minutes.]

[Dr Roger C.K. Chan rejoined and Messrs Alex T.H. Lai and C.H. Tse left the meeting at this point.]



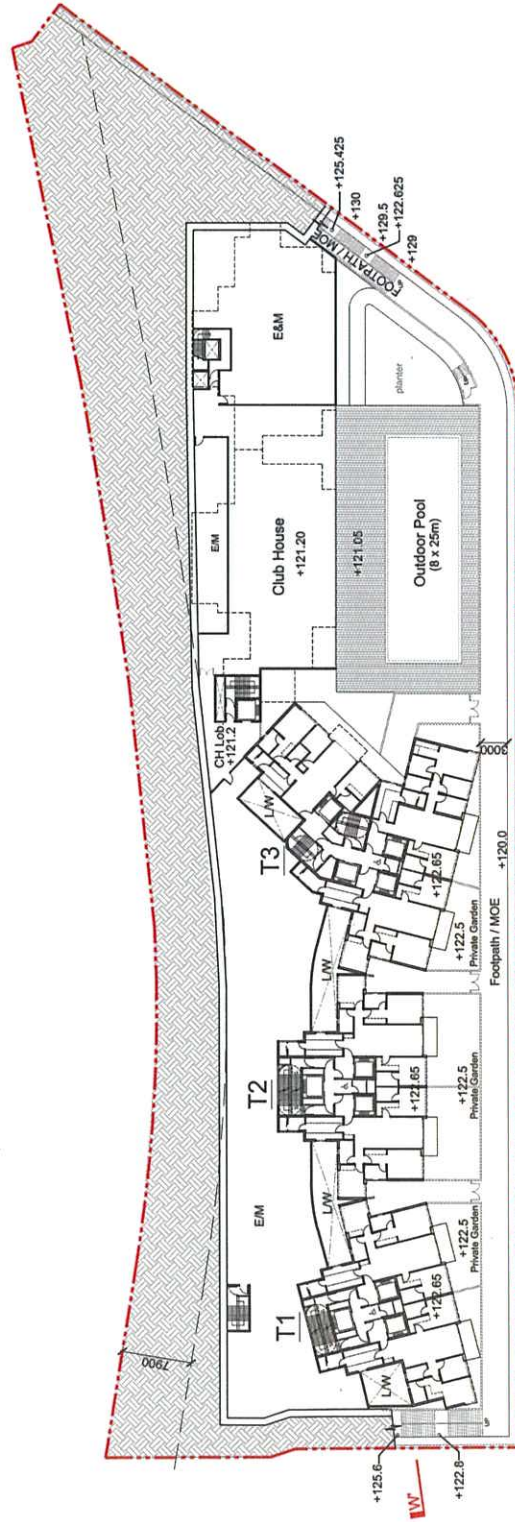
Handi Architects Limited		PROJECT TITLE		DRAWING NO.		SCALE		DATE / REVISION NO.		APPROVAL BY	
UNIT 2003, 2004, TOWER 3, GRAND CENTRAL PLACE, 200 FANCE EDWARD ROAD WEST, HONG KONG		PROJECT LILY		MASTER LAYOUT PLAN (OPTION 7A)		A		21 APR 2022		DATE OF APPROVAL	

繪圖

REFERENCE No.  
Y/H10/14

DRAWING  
Z - 1

(資料來源：由申請人於2022年4月22日提交的進一步資料)  
(Source: Further information submitted by  
the applicant on 22.4.2022)



Y

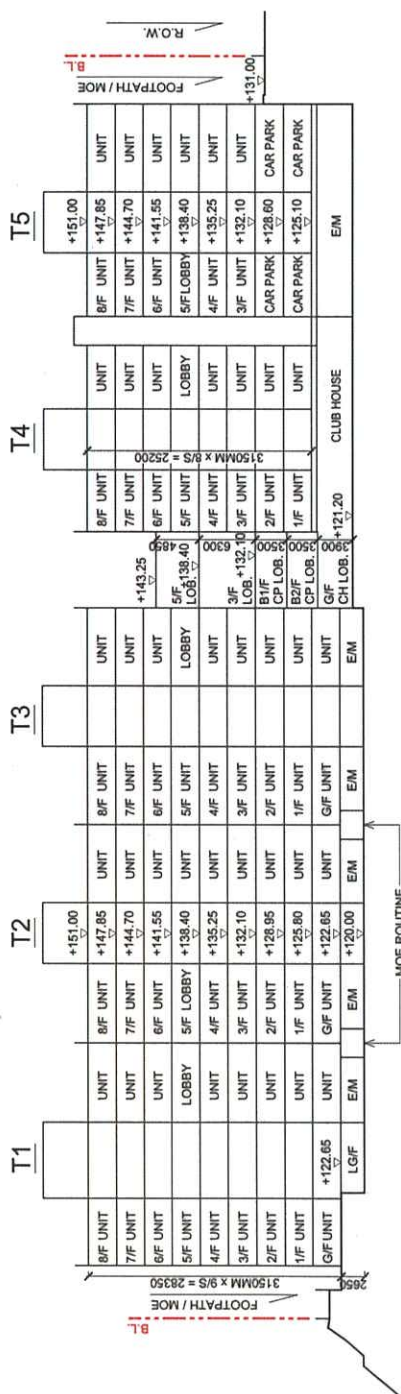
X

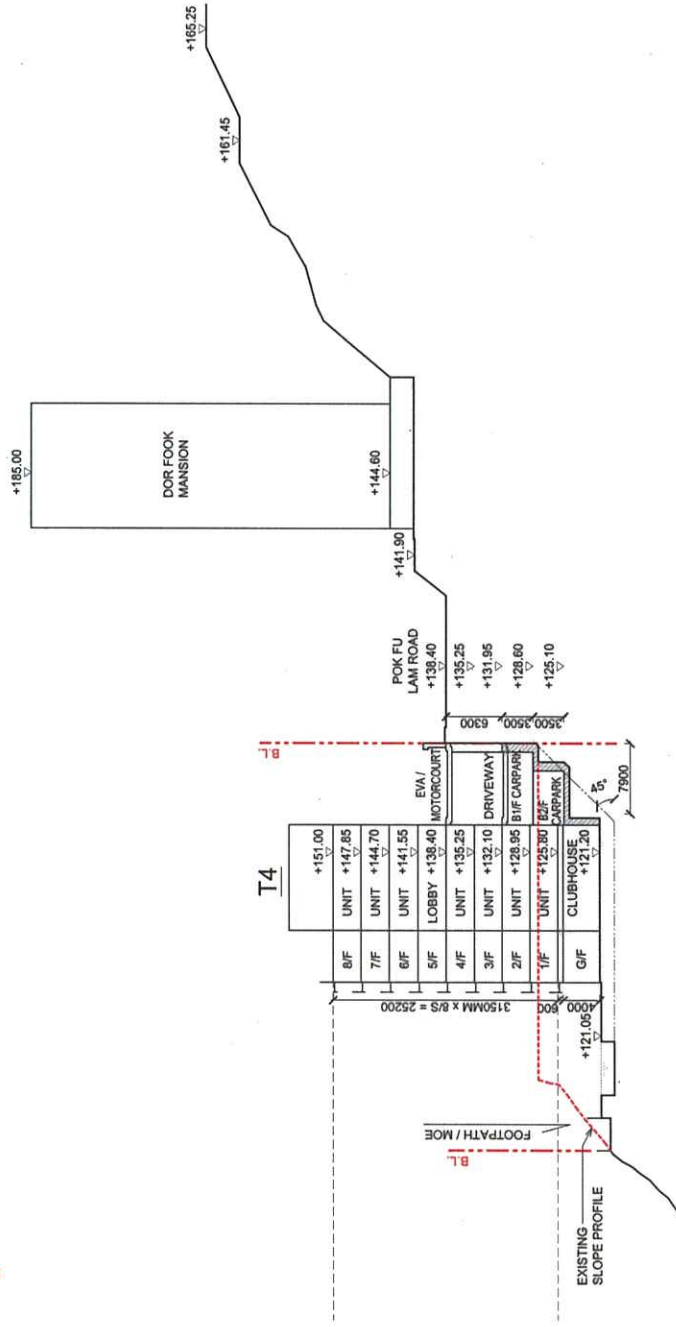
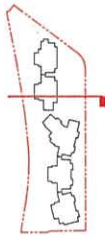
Handl Architects Limited UNIT 205, 207, TOWER 1, CANAL CENTURY PLACE, 333 PRINCE EDWARD ROAD WEST, HONG KONG	PROJECT TITLE PROJECT LLY	DRAWING TITLE LAYOUT PLAN - GF & B3/F (OPTION 7A)	DRAWING NO.	SCALE 1:1000	REV. NO. A	DATE / REVISION NO. 21 APR 2022	APPROVAL BY DATE OF APPROVAL	

繪圖  
DRAWING  
Z - 2

參考編號  
REFERENCE No.  
Y/H10/14

(資料來源：由申請人於2022年4月22日提交的進一步資料)  
(Source: Further information submitted by  
the applicant on 22.4.2022)





Handi Architects Limited 1007 2020 20th, Tower 2, Grand Century Plaza, 201 Prince Edward Road West, HONG KONG	PROJECT TITLE PROJECT LLY	DRAWING TITLE SITE SECTION Y (OPTION 7A)	DRAWING NO.	SCALE 1:400	REV. NO. A	DATE / REVISION NO. 21 APR 2022	APPROVAL BY DATE OF APPROVAL

繪圖  
DRAWING  
Z - 4

參考編號  
REFERENCE No.  
Y/H10/14

(資料來源：由申請人於2022年4月22日提交的進一步資料)  
(Source: Further information submitted by  
the applicant on 22.4.2022)

Hong Kong District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/H10/14                      Application for Amendment to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19, To rezone the application site from "Government, Institution or Community" to "Comprehensive Development Area" or "Residential (Group C) 7", The Ebenezer School and Home for The Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong (RBL 136RP)  
(MPC Paper No. Y/H10/14)

---

4.                      The Secretary reported that the application site (the Site) was in Pok Fu Lam and C M Wong & Associates Limited (CMWA) was one of the consultants of the applicant. The following Members had declared interests on the item:

- |                         |   |  |
|-------------------------|---|--|
| Mr Ben S.S. Lui         | - | co-owning with spouse a flat in Pok Fu Lam, his spouse owned a car parking space in Pok Fu Lam and being a director of a company which owned flats and car parking spaces in Pok Fu Lam; |
| Ms Bernadette W.S. Tsui | - | living in Pok Fu Lam; and  |
| Mr Franklin Yu          | - | having current business dealings with CMWA.  |

5.                      The Committee noted that Mr Franklin Yu had no involvement in the application and he had not yet joined the meeting. As the flat co-owned by Mr Ben S.S. Lui, the flats owned by his company and the residence of Ms Bernadette W.S. Tsui had no direct view of the Site, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

6. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

***PlanD***

Mr Mann M.H. Chow - District Planning Officer/Hong Kong (DPO/HK)

Ms Erica S.M. Wong - Senior Town Planner/Hong Kong (STP/HK)

***Applicant's Representatives***

*The Ebenezer School and Home for the Visually Impaired Limited*

Ms Alice Tak Fun Yuk

Ms Shirley Shuk Yi To

Mr Roger Anthony Nissim

*Masterplan Limited*

Mr Ian Brownlee

Ms Heather Sik Kiu Yuen

*Ramboll Hong Kong Limited*

Mr Ka Fai Chiu

*Binnies Hong Kong Limited*

Mr Hoi Chun Lam

*Handi Architects Limited*

Mr Chi Ho Ng

7. The Chairman extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

8. With the aid of a PowerPoint presentation, Ms Erica S.M. Wong, STP/HK, briefed Members on the background of the application, the proposed rezoning, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no objection to the application and recommended the Committee to partially agree to the application to rezone the Site to "Residential (Group C)7" ("R(C)7") with requirement for the submission of a layout plan to address the concerns of the Director of Environmental Protection (DEP) on environmental aspects.

[Mr Stanley T.S. Choi joined the meeting during the presentation of PlanD.]

9. The Chairman then invited the applicant's representatives to elaborate on the application. Mr Ian Brownlee, Ms Alice Tak Fun Yuk, Ms Shirley Shuk Yi To, Mr Roger Anthony Nissim and Mr Ka Fai Chiu, the applicant's representatives, made the following main points:

*Background and Relocation of the Ebenezer School and Home for the Visually Impaired (the Ebenezer)*

- (a) the Ebenezer was founded in 1897 and the Site had been occupied by the Ebenezer providing services to the visually impaired since 1930s. The lease governing the Site was virtually unrestricted. It was the applicant's objective to provide improved services to the visually impaired of all ages, including rehabilitation and early intervention, on a long term basis. The existing school buildings were built over 60 years ago and in congested and dilapidated conditions. At present, more than 70% of the visually impaired students whom they served also had moderate to severe intellectual disability or were physically handicapped and there was an urgent need to upgrade their facilities and increase activity spaces. The purpose of the relocation was to provide modern and purpose-built facilities in a suitable location and to secure a source of funding to maintain and expand their services, especially those services such as early intervention and employment placement that were not funded/subsidised by the Government;

- (b) the Education Bureau (EDB) had no in-principle objection to the relocation of the Ebenezer but as the relocation plan was initiated by the applicant, the Government would not provide a school site for the relocation (paragraph 9.1.1 of the Paper). The applicant had to bear the full cost of the proposed relocation, including but not limited to building cost, removal cost, furniture and equipment cost of standard and above-standard provisions;
- (c) since 2007, the applicant had submitted rezoning applications for a residential development on the Site that were rejected by the Committee mainly on the grounds of excessive development intensity for the earlier application and as a relocation site was unavailable, the continuous provision of services to the visually impaired could not be ascertained. The development intensity under the current application (a maximum plot ratio (PR) of 1.9 and maximum building height (BH) of 151mPD) was the same as that of the existing buildings and in accordance with the development parameters in the latest previous application No. Y/H10/5 in 2011, which was agreeable in-principle to the Committee but the Committee had concern as no relocation site had been identified for continuing the existing services provided by the applicant. After more than 10 years of site search, a private developer had offered a relocation site in Tung Chung (Tung Chung Site) in exchange for the Site. Application for in-situ land exchange and general building plan (GBP) had been submitted and there was certainty in the implementation of the new facilities for the Ebenezer on the Tung Chung Site. An Agreement for Exchange between the applicant and the developer was made with conditions including, inter alia, satisfactory completion of the new facilities with relevant government licences issued before relocation of all existing services at the Site;
- (d) in terms of land administration, District Lands Officers of the Lands Department (LandsD) advised that (paragraphs 9.1.4 and 9.1.5 of the Paper) the lease governing the Site was a virtually unrestricted one and lease modification from LandsD to implement the proposed residential use was

not required. The in-situ land exchange application for the Tung Chung Site was being processed by LandsD in consultation with the concerned bureaux/departments. The applicant was working closely with the developer with the aim to providing continuous educational and social welfare services for the visually impaired in the Tung Chung Site;

- (e) the Tung Chung Site was much better than the Site in terms of accessibility being close to the planned MTR Tung Chung West Station, having more space for outdoor activities and recreational facilities;

#### *Environmental and Sewerage Aspects*

- (f) the proposed development at the Site would be a high-end residential development with only 83 units, and the developer would ensure a high quality living environment for future residents. Therefore, all the potential impacts of traffic noise, air quality and sewerage would be properly addressed by the developer and the technical assessments submitted had demonstrated that there would be no insurmountable technical problems;
- (g) DEP's indication that there was no mechanism to ensure proper design and measures on mitigation of environmental impact be implemented for the proposed development was inaccurate. Whilst DEP was of the view that the future residential development might be subject to potential traffic noise and air quality impacts by vehicular emissions from Pok Fu Lam Road, appropriate mitigation measures were proposed to address the impacts, including (i) a 20m-wide buffer distance between the building blocks and Pok Fu Lam Road, which was in compliance with the requirement under the Hong Kong Planning Standards and Guidelines (HKPSG); and (ii) single aspect building design to minimise the angle of view from the residential units to Pok Fu Lam Road. These mitigation measures were not uncommon and thus difficulty in implementing these measures was not anticipated;
- (h) as for the sewerage aspect, according to the submitted sewerage impact

assessment (SIA), the estimated sewage generated from the proposed residential development was about 126.3m<sup>3</sup> per day and the peak flow increase was less than 1% of the capacity of the Preliminary Treatment Works in Sandy Bay. Having taken into account the sewage generated by the planned developments in the area, there would still be about 54% of the public sewer capacity available for future developments, including the proposed residential development on the Site. No adverse sewerage impact was anticipated and DEP and the Drainage Services Department (DSD) had no adverse comment or objection to the SIA. In addition, under the Buildings Ordinance, drainage plans had to be submitted for the Building Authority's approval before commencement of any building works. The drainage plans submitted would also be referred to the Environmental Protection Department (EPD) and DSD for comments;

- (i) while appreciating that PlanD had no in-principle objection to rezoning the Site to "R(C)7", the applicant considered that the requirement for submission of a layout plan to address the concerns of DEP on the potential impacts of traffic noise, air quality and sewerage was unnecessary as there was existing mechanism to scrutinise private development projects as explained above. The multiple vetting might prolong the development process of the proposed residential development for 12 to 18 months, which contradicted the Government's initiative for streamlining development process; and

#### *Conclusion*

- (j) the relocation of the Ebenezer was much-needed for the visually impaired community and the Site was suitable for residential development with no adverse impact. To avoid slowing down the completion of the relocation plan, the Committee was requested to rezone the Site to "R(C)7" without the requirement for submission of a layout plan through s.16 planning application.

[Mr Franklin Yu joined the meeting during the presentation of the applicant's representatives]

10. As the presentations of PlanD's representative and the applicant's representatives were completed, the Chairman invited questions from Members.

*The Proposal and Local Context of the Site*

11. The Chairman and some Members raised the following questions to PlanD's representative:

- (a) the history of the zoning of the Site and the lease covering it;
- (b) the BH of the surrounding developments;
- (c) noting that the BHs of some surrounding residential developments were higher than that of the proposed residential development, what the Committee's considerations were in the previous applications for requiring the BH of the proposed development not to exceed those of the existing buildings at the Site;
- (d) whether PlanD agreed with the applicant's claim that a layout plan submission was not required as DEP's concerns on environmental aspects could be addressed at the GBP submission stage; and
- (e) whether the Faculty of Medicine of the University of Hong Kong (HKUMed) had the intention to use the Site for their extension as suggested in some of the public comments.

12. In response, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) the Site was zoned "Government, Institution or Community" ("G/IC") since the publication of the first Pok Fu Lam OZP No. S/H10/1 in 1986. The Site was held under a virtually unrestricted lease;
- (b) to the north and northeast across Pok Fu Lam Road were various

medium-rise residential developments with BHs ranging from 2 to 23 storeys (ranging from about 182mPD to 227mPD). To the immediate northwest was the site of the proposed academic buildings for HKUMed (subject of an agreed s.12A application No. Y/H10/13 for rezoning from "Green Belt" ("GB") to "G/IC" with BHs ranging from 123mPD to 164mPD). The BH of the proposed residential development was not more than 151mPD, which was same as that of the existing tallest building at the Site;

- (c) the Site was the subject of three previous rezoning applications No. Y/H10/1, Y/H10/4 and Y/H10/5. Most of the taller residential developments in the vicinity of the Site were not completed at the time when the previous applications were considered. During the consideration of applications No. Y/H10/1 and Y/H10/4, the Committee considered that the BHs (244.8mPD and 224mPD) proposed in the submissions were excessive and were not in line with the planning intention set out in the Explanatory Statement (i.e. to keep developments on the seaward side of Pok Fu Lam Road below the level of Pok Fu Lam Road, for the area to the north of its junction with Chi Fu Road, as far as possible to preserve public view and amenity and also the general character of the area) and was of the view that the BHs of the proposed development should not exceed those of the existing buildings at the Site;
- (d) as the lease governing the Site was virtually unrestricted and lease modification would not be required for the proposed residential development, DEP considered that support could only be given for the proposed "R(C)7" zone if there was a mechanism to ensure the implementation of suitable design and measures to satisfy the relevant requirements under the HKPSG in terms of air quality and traffic noise. The applicant would only be required to submit drainage plans but not a SIA for the GBP submission, thus the sewerage impacts of the proposed development, if any, might not be ascertained and addressed at an early stage. Moreover, the design and layout of the proposed residential development under the current s.12A application was indicative only (i.e.

not scheme binding for vetting of GBP submissions). Hence, submission of a layout plan to address the concerns of DEP on environmental aspect under s.16 planning application was recommended and could ensure that the proposed residential development would be built in accordance with the approved layout plan which addressed DEP's concerns; and

- (e) as stated in paragraph 9.1.2 of the Paper, the Secretary for Food and Health advised that the HKUMed had no academic development plan at the Site and considered that the Site was inadequate to accommodate the teaching and learning requirements set out by the HKUMed for their medium-term healthcare teaching facilities projects.

*Background of the Ebenezer and the Relocation Plan*

13. Some Members raised the following questions:

- (a) noting that the lease governing the Site was virtually unrestricted, whether there was mechanism to ensure that there would be no interruption in the provision of services by the Ebenezer should the application be agreed by the Committee;
- (b) noting that the relocation of the Ebenezer to Tung Chung would be completed in 2025 and the planned MTR Tung Chung West Station would only be built in 2029, what the transportation arrangements for the staff, service users and visitors were before the operation of the MTR station;
- (c) EDB's view on the relocation plan;
- (d) noting from the report issued by the Census and Statistics Department (C&SD) in 2014 that there were about 174,800 persons with visual impairment (with about 1,300 persons aged 15 and below) and there were less than 1,000 service users at the Site, whether the services provided in the Tung Chung Site would be sufficient to meet the outstanding demand for visually impaired students;

- (e) noting that the capacity of Care and Attention Home for the Visually Impaired Elderly would only be increased from 45 to 60 places upon relocation to the Tung Chung Site, whether further increase in the number of places could be considered;
- (f) noting that the land value of the Site was higher than the Tung Chung Site, what the benefits and rationales for relocation were;
- (g) whether the Ebenezer New Hope School located to the immediate south-east of the Site (outside the application boundary of the Site) would also be relocated and the possible after use of that site;
- (h) the factors which might affect the redevelopment and relocation plan;
- (i) whether the original land grantee of the Site (i.e. the Hildesheim Mission to the Blind) and the affected services users/families had been consulted on the relocation plan; and
- (j) the grantee of the Tung Chung Site and whether premium was required for the new campus in the Tung Chung Site.

14. In response, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) should the application be approved, the Town Planning Board (the Board) would amend the approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 (the OZP). The statutory plan-making process would take about a year, with additional time needed for compliance with other relevant legislations before building works could commence on the Site. By that time, the Ebenezer would likely be already relocated to the Tung Chung Site and there would be no interruption of services. Also, one of the conditions in the Agreement for Exchange between the applicant and the developer was that the new facilities in the Tung Chung Site had to be satisfactorily completed with relevant government licences issued before relocating all of

their existing services, which would ensure that the buildings at the Site would not be demolished before completion of the new facilities and their relocation; and

- (b) same as the existing arrangement at the Site, shuttle bus services for staff and service users at various locations in the territory to/from the Tung Chung Site would be provided by the applicant. There would also be a public transport interchange at the planned MTR Tung Chung West Station. Major transport link such as the Tuen Mun - Chek Lap Kok Link would enhance accessibility to the New Territories and supporting infrastructures to be completed in the years ahead would enhance the accessibility of the Tung Chung Site via public transport.

15. In response, Mr Ian Brownlee, Ms Alice Tak Fun Yuk, Ms Shirley Shuk Yi To and Mr Roger Anthony Nissim, the applicant's representatives, made the following main points:

- (a) the Tung Chung Site was not remote and had some public facilities and schools. The Government was urged to expedite the construction of Road L22 and the MTR station. In fact, more than 70% of the students and elderly were living in the boarding/residential facilities on-site and frequent travels for these service users to/from Tung Chung Site were not anticipated. They would provide shuttle bus to staff and school bus during their peak operating hours. On balance, the Tung Chung Site was the best possible choice available for the relocation at this juncture;
- (b) although EDB indicated that a new school site on government land would not be granted, they had no in-principle objection to relocation of the Ebenezer;
- (c) the report issued by C&SD in 2014 had a different definition of "visual impairment" as compared with the World Health Organisation. Persons with mild and moderate visual impairment were also included under the C&SD report. However, according to the requirements of EDB and the

Social Welfare Department (SWD), the service users that were eligible for government funded/subsidised services should have visual acuity less than 10%. Based on the applicant's available data, there were about 40 to 45 children (from ages 0 to 6 with severe visual disability) enrolled in the early intervention programme operated by the Ebenezer each year, and the existing school places (around 150-160 places) at the Ebenezer was considered sufficient to meet the future demand of visually impaired students. In addition to the on-site educational services, they also provided outreach services to the visually impaired students in other educational institutions;

- (d) the Tung Chung Site was zoned "G/IC" on the approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 and subject to a maximum BH of 4 storeys. As the facilities and buildings in the Tung Chung Site also had to be designed in a manner to suit the particular needs of the elderly residents, further increase in the capacity might be constrained. Nevertheless, the applicant would explore the feasibility of optimising the facilities on the Tung Chung Site through minor relaxation of the BH restriction, if needed in the future;
- (e) according to the Agreement for Exchange, the developer would be responsible for the building cost for the facilities at the Tung Chung Site and some funds would also be obtained from the land exchange. The applicant was a charitable organisation (all directors were non-remunerated) and the funds would all be used in the Ebenezer, including provision of modern facilities and equipment, staffing, repair and maintenance cost, as well as provision of long-term and non-subsidised services such as early intervention programme for visually impaired children and employment placement services. Also, the Ebenezer was facing an urgent need for relocation as additional spaces were required to meet updated standards and for the provision of specialised services and trainings;
- (f) the Ebenezer New Hope School would be relocated to the Tung Chung Site and as that existing school site was restricted to uses for young people who

were visually impaired, it would continue to provide services for the visually impaired;

- (g) the requirement for submission of a layout plan under s.16 planning application might unnecessarily prolong the development process. Relevant government departments such as EDB and SWD would ensure that the relocation of the Ebenezer would be in compliance with the relevant legislations and government requirements;
- (h) the Site was originally granted to the Hildesheim Mission to the Blind (the Hildesheim). In 2021, the Hildesheim had given formal agreement to the applicant for proceeding with the relocation plan and the land exchange for the Tung Chung Site. Service users/families had been engaged since the late 1990s and would be further consulted when there were more details on the relocation plan; and
- (i) the in-situ land exchange application for the Tung Chung Site was under processing by LandsD, the applicant would be the grantee of the Tung Chung Site and premium might be charged by LandsD.

16. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

#### Deliberation Session

17. The Chairman recapitulated the planning history of the Site and the Committee's views in the consideration of the previous applications. To address the Committee's previous concern on the continuous provision of educational and social welfare services to the visually impaired, the applicant had identified a relocation site in Tung Chung. As for the current application, PlanD considered that the proposed rezoning to "R(C)7" was

acceptable but recommended submission of a layout plan as a requirement under the zone to address DEP's concerns on environmental aspect. It should be noted that the scale and site context of the Tung Chung Site were not relevant considerations for the current application. Having said that, the applicant had committed in the meeting to optimise the use of the Tung Chung Site and would explore the feasibility to further expand the new facilities. If needed, application for minor relaxation of the BH restriction might be submitted by the applicant. The Chairman then invited Members to consider the application and whether or not to stipulate the requirement for submission of a layout plan under the "R(C)7" zone.

18. At the invitation of the Chairman, Dr Sunny C.W. Cheung, Principal Environmental Protection Officer (Metro Assessment), EPD, said that DEP generally had no objection to Option B of the applicant's proposal (i.e. to rezone the Site to "Comprehensive Development Area"). However, support could only be given for Option A (i.e. to rezone the Site to "R(C)7") if there was a mechanism, for instance the submission of a layout plan, to ensure that proper design and measures would be implemented for the proposed residential development such that the future residents would not be subject to adverse air and noise impacts.

19. While supporting the application to facilitate the relocation of the Ebenezer, a Member agreed with the applicant's view that there were other established mechanisms to control the design or mitigation measures to be implemented to address the environmental concerns of DEP, and thus the requirement for submission of a layout plan was unnecessary. Other Members indicated support to the application to rezone the Site to "R(C)7" and considered that the requirement for the submission of a layout plan was needed as the lease governing the Site was virtually unrestricted, and the potential impacts and mitigation measures should be identified and addressed at an earlier stage to ensure an acceptable living environment for the future residents.

20. A Member expressed appreciation of the endeavours of the applicant in providing educational and social welfare services for the visually impaired and the concerted efforts in searching for suitable relocation site throughout the years, and considered that the Government should provide more support to such non-profit making organisations in providing government/institution/community (GIC) services. Some Members also pointed out that Hong Kong was facing population ageing and there was a growing need for

residential care homes for the elderly, including those for the visually impaired. The applicant should explore the feasibility to increase places in the elderly home in the Tung Chung Site to meet any such demand as far as possible. A few Members said that further optimisation of the Tung Chung Site should be considered by way of application for minor relaxation of BH restriction, where necessary. Two Members had some concerns that the services for the visually impaired might be interrupted and the planned public transport would not be available in time to serve the staff and service users of the Tung Chung Site.

21. Two Members said that when the Committee considered and agreed to rezone the "GB" area to the immediate north-west of the Site to "G/IC" in end 2021 for the extension of HKUMed under the s.12A application No. Y/H10/13, the Committee was not aware of the subject application. They opined that the Committee could be better apprised of any planned developments in the vicinity when considering future applications or OZP amendments.

22. The Chairman concluded that Members generally agreed to rezone the Site to "R(C)7" with the requirement for submission of a layout plan under s.16 planning application to address concerns on environmental aspect. As regards the view on the Government's support to providers of GIC or social welfare facilities, the Chairman said that the relevant bureaux and departments would review their policies from time to time to support the operation of non-profit making organisations, and land had been reserved in New Development Areas for GIC and social welfare uses. During the layout plan submission stage, the applicant would provide information about the progress of the relocation plan for the Committee's reference.

23. After deliberation, the Committee decided to partially agree to the application to rezone the application site to "R(C)7" with the requirement of layout plan submission, and Members noted that details of the amendments to the approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

**Provision of Major Government, Institution and Community Facilities and Open Space  
in Pok Fu Lam (H10)**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	10ha	9.25ha	14.44ha	4.44ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	10ha	15.04ha	18.76ha	8.76ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	1	0	0	-1 <sup>&amp;</sup>  (Sufficient on a district basis as confirmed with Leisure and Cultural Services Department <sup>&amp;</sup> )
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Hall	No set standard	N.A	1	1	N.A.
Library	1 district library for every 200,000 persons  (assessed on a district basis)	0	1	1	1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 <sup>#</sup>	52 classrooms	35 classrooms	53 classrooms	1 classroom
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup>  (assessed by EDB on a district/school network basis)	114 classrooms	149 classrooms	179 classrooms	65 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 <sup>#</sup>  (assessed by EDB on a territorial-wide basis)	96 classrooms	200 classrooms	200 classrooms	104 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	567 beds	2,154 beds	2,504 beds	1,937 beds
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	1	0	0	-1 <sup>@</sup>  (Sufficient on a district basis <sup>@</sup> )

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	399 places	94 places	202 places	-197 places*  (A long-term target assessed on a wider spatial context by SWD*)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	1	1	1	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	0	2	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	2	2	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a district basis)	523 places	174 places	264 places	-259 places*  (A long-term target assessed on a wider spatial context by SWD*)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	648 beds	405 beds	655 beds	7 beds
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup>  (assessed by SWD on a district basis)	79 places	340 places	400 places	321 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	187 places	175 places	175 places	-12 places*  (A long-term target assessed on a wider spatial context by SWD*)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	294 places	293 places	363 places	69 places
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	OZP Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population is about 99,990. If including transients, the overall planned population is about 103,100. All population figures have been adjusted to the nearest hundred.

Remark:

<sup>#</sup> The requirements exclude planned population of transients.

& There are existing six sports centres in the Southern District with four in Aberdeen, one in Ap Lei Chau and one in Stanley.

@ According to the Hospital Authority, there are existing three general out-patient clinics in the Southern District including Aberdeen, Ap Lei Chau and Stanley general out-patient clinics, and space for general out-patient services has also been reserved in the redevelopment of Grantham Hospital.

\* The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

**JUNE 2022**